

RESOLUTION NO. 2017-P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW, P2016-0177-ASPR AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP, P2016-0177-TTM FOR A PROPOSED SUBDIVISION OF AN R2 ZONED LOT INTO THREE LAND LOTS AND CONSTRUCTION OF TWO, TWO-STORY CONDOMINIUM DUPLEXES PER LOT ON EACH NEW LAND LOT FOR A TOTAL OF SIX TOWNHOME STYLE CONDOMINIUMS AT 4227 INCE BOULEVARD IN THE TWO FAMILY RESIDENTIAL (R2) ZONE.

(Administrative Site Plan Review, P2016-0177-ASPR
Tentative Tract Map, P2016-0177-TTM)

WHEREAS, on October, 6, 2016, Bernardo Herzer filed an Administrative Site Plan Review and Tentative Tract Map applications to allow the subdivision of an R2 Zoned Lot into three land lots and construction of two, two-story condominium duplexes per lot for a total of six townhouse style condominiums on the property located at 4227 Ince Boulevard, in the Two Family Residential (R2) Zone and described as the easterly portion of Lot 4 of Tract 3244 / Map Book 37-22 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 is required:

1. Administrative Site Plan Review, P2016-0177-ASPR, for the construction of three, two-story condominium duplexes for a total of six townhouse style condominiums, to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and,

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2 2. Tentative Tract Map, P2016-0177-TTM, for the subdivision of the Project site into
3 three land lots and the creation of two airspace units per lot for a total of six condominiums, to
4 ensure the subdivision complies with all required standards, City ordinances and state law; and

5 WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development, the
6 Project is Categorically Exempt; and
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8 WHEREAS, on February 22, 2017, after conducting a duly noticed public hearing on the
9 subject applications, including full consideration of the applications, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission (i) by a vote
11 of ___to ___, adopted a Categorical Exemption, in accordance with the California Environmental
12 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
13 impacts; (ii) by a vote of ___to ___, conditionally approved Administrative Site Plan Review,
14 P2016-0177-ASPR, as set forth herein below; and (iii) by a vote of ___ to ___, recommended
15 to the City Council approval and adoption of Tentative Tract Map, P2016-0177-TTM, as set
16 forth herein below.
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19 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
20 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

21 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
22 Municipal Code (CCMC), the following findings are hereby made for the Administrative Site
23 Plan Review (ASPR), and Tentative Tract Map (TTM):
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26 **Site Plan Review:**

27 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site
28 Plan Review are hereby made:
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1 **A. The general layout of the project, including orientation and location of buildings,**
2 **open space, vehicular and pedestrian access and circulation, parking and loading**
3 **facilities, building setbacks and heights, and other improvements on the site, is**
4 **consistent with the purpose and intent of this Chapter, the requirements of the**
5 **zoning district in which the site is located, and with all applicable development**
6 **standards and design guidelines.**

7 The general layout and design of the site improvements such as the massing of the
8 buildings, the layout of the parking area, and the landscaping are compatible with the
9 R2 zoning district and the existing and potential new residential uses and developments
10 in the neighborhood. The preliminary development plans meet the standards for a
11 condominium development in the R2 Zone, including building setbacks and height, unit
12 size, private open space and the number and dimensions of parking spaces. The
13 general layout of the Project which includes two duplexes facing each other and
14 separated by a 15 foot wide vehicular/pedestrian path leading to the third duplex at the
15 rear facing the duplexes mentioned is consistent with Zoning Code standards. Main unit
16 entries face each other along the interior of the vehicular/pedestrian path, and the
17 general building layout and design is oriented inward while providing an articulated
18 perimeter architecture with secondary exits, thereby assuring privacy for neighboring
19 properties. Perimeter landscaping will diminishing potential visual impacts with
20 surrounding properties while providing screening for both Project residents and
21 surrounding residents.

22 The Project provides a total of 12 garage parking spaces and additional space in front
23 of each garage resulting in a potential of 12 more spaces for guests. Vehicular access
24 is oriented from Ince Boulevard by means of one driveway each for the front facing units
25 and a 15 foot wide driveway for the rest of the units, complying with zoning and city
26 subdivision standards. There is sufficient back-up clearance in the interior to maneuver
27 in and out of the garage spaces via the proposed 15 foot wide driveway. Pedestrian
28 access to the site is provided by means of a direct access from garages and from the
29 back up the spaces in front of the garages. Pedestrians can walk into the Project via
the 15 foot wide pedestrian/vehicular. The Project will have sufficient parking and
adequate vehicular and pedestrian access, and the configuration of the proposed onsite
driveway, vehicle maneuvering areas, and pedestrian access are designed in
accordance with all applicable CCMC standards. There are no other applicable design
guidelines. The conditions of approval will further ensure all CCMC requirements are
met.

24 **B. The architectural design of the structure 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**
28 **with all applicable development standards and design guidelines.**

29 As outlined in the preliminary development plans, the proposed units conform to all
regulations of the R2 Zone. The two-story height, pitched roof, decorative trim and

combination of building materials (i.e., cement plaster siding and trim separating the two levels, multi-framed windows with wood shutters, and concrete shake roof tiles providing a shingle look) and white colored walls with blue painted shutters gives the design a classic colonial look. The units are further accented with a base stone veneer finish. The design is further amplified by the provision of attached two car garages with direct unit access, fenced private yards and screened trash enclosure areas. Overall, the proposed design is compatible with other residential structures in the neighborhood that have similar architectural styles and finishes. The building height and massing is consistent with the zoning standards of the R2 Zone and the surrounding area that has a mix of one and two story single family, duplex, triplex, and multi-family housing. Overall, the design of the proposed Project is compatible with other surrounding architecture. There are no other applicable 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.

Proposed landscaping will be located in all front, side and rear yards not devoted to paved driveways, walkways or patios. The total land area devoted to landscaping onsite is estimated to measure in excess of 3,500 square feet. The proposed landscaping includes ground cover, flowering plants, shrubs and trees and is designed to complement and enhance all of the building onsite and enhance the aesthetic appearance of the development. The landscaping plan for the Project includes the planting of trees within the above referenced yard areas which will range from six to nine feet in height at planting. The majority of trees will reach 20 and 35 feet in height at maturity while other trees will be in the range from 12 to 15 feet in height at maturity. There will also be trees and shrubs in the interior facing units providing a visual aesthetic for residents of the Project. Various trees, ground cover, and shrubs will be dispersed throughout the interior pedestrian walkways which will also incorporate decorative hardscape paving. Landscaping along the south elevation will address the existing offset of the perimeter wall along the southerly property line abutting the industrial parcel located at 8690 Hayden Place. Furthermore, staff will review final landscaping and irrigation plans to ensure that the landscaping is appropriate for the site and consistent with the requirements of the Zoning Code. The Project will also be compliant with the City's Street Tree Master Plan.

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.

The use and enjoyment of neighboring developments are not negatively impacted or disturbed because the proposed layout of the three duplexes complies with the Zoning

Code required height limit and minimum setbacks. With the creation of three land lots and the construction of one two-story duplex per lot, the Project is compatible with surrounding one and two story single family, duplex, triplex, and multi-family housing. The site provides adequate onsite circulation and minimum required parking in compliance with all Zoning Code requirements and will not produce any vehicular or pedestrian hazards. As a development located at the south terminus of Ince Boulevard, both vehicular and pedestrian traffic in the immediate vicinity is not expected to be high and adequate public sidewalks along with the Project's on-site pedestrian paths will ensure compatibility between vehicular and pedestrian traffic. With the interior 15 foot wide driveway and adjacent on-site back-up spaces, the Project has been designed to allow vehicles to maneuver adequately and for the rear four units to exit the site head first although the Code does not require it. Depth and width for the onsite covered/garage parking meets Zoning Code requirements and added back-up space beyond the garages provides additional parking areas for guests thereby diminishing the Project's potential demand for street parking. Perimeter landscaping including trees, bushes and groundcover will be provided within all setback areas providing a buffer between adjoining properties and the Project and preserving privacy for both Project residents and neighboring properties.

The proposed structures will not interfere with the use or enjoyment of neighboring properties. The maximum use of the site for three, two-unit dwellings on three separate lots will compliment any future proposed two-unit developments in nearby R2 zoned properties that currently are developed with single family homes. In addition, the public sidewalk adjacent the site will be rebuilt to current standards and width in accordance with applicable public works standards. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

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

The site is located in an existing urbanized neighborhood, and is currently developed as a single family house. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project and resulting additional five units will require new public facilities. If any upgrades to the existing facilities are required, these will be provided. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm drains, sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the Project during the interdepartmental review process.

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

3 The proposed Project is consistent with Policy 2 of the General Plan Housing Element
4 in that it provides compatible residential development, creates new housing, and
5 protects the character of the surrounding neighborhood. The Project is consistent with
6 the General Plan Land Use Element Low Density Two Family Residential designation
7 and applicable General Plan policies in that a maximum of two units will be constructed
8 per new land lot created as part of this Project. The Project also helps fulfill General
9 Plan Land Use Element Policy 2.A which encourages two-family developments within
10 neighborhoods designated as Low Density Two Family. The Project's two covered
11 parking spaces and extra parking areas per unit further supports General Plan Land Use
12 Element Policy 1.H which encourages adequate parking within residential
13 neighborhoods.

14 **Tentative Tract Map:**

15 As outlined in CCMC Title 15, Section 15.10.260 and 15.10.265.D, the following required
16 findings for a Tentative Tract Map (Tentative Tract Map No. 69482) are hereby made:

17 **1. The proposed map is consistent with applicable general and specific plans.**

18 The General Plan Land Use Element designates the site as Low Density Two Family,
19 which corresponds to the Two Family Residential (R2) Zone, and per the Land Use
20 Element is intended to allow up to two dwelling units per lot. The Project is a subdivision
21 of a lot into three land lots with two units per lot. Per the Zoning Code, lot areas in the
22 R2 Zone require a minimum 5,000 square foot area and the land lots proposed meet
23 this requirement; further the Zoning Code allows for condominium or air space units
24 through the subdivision process with no minimum lot area for the air spaces. The subject
25 site is consistent with the other residential properties that have been subdivided for air
26 space units in the surrounding area; each of three land lot areas will not be modified
27 beyond code minimum requirements as a result of the proposed map. Therefore, the
28 proposed map is consistent with the applicable general plan, and there is no applicable
29 specific plan.

30 **2. The design or improvement of the proposed subdivision is consistent with**
31 **applicable general and specific plans.**

32 The design and improvement of the proposed airspace subdivision is in compliance with
33 applicable general plan objectives and elements. The Project design and improvements
34 will result in the construction of a three duplex condominium dwellings on three separate
35 land lots for a total of six condominium units. This Project as designed and described is
36 consistent the Low Density Two Family land use designation and respects all provisions
37 and development regulations of the Zoning Code and the General Plan. The application
38 does not include any variance or request to amend the General Plan or Zoning
39 designation. The Project's design is consistent with Policy 2 of the General Plan

Housing Element in that it provides compatible residential development, creates new housing, and protects the character of the surrounding neighborhood by assuring no more than two dwellings on each of the new land lots. The Project's design is consistent with the General Plan Land Use Element Low Density Two Family Residential designation and applicable General Plan policies in that a maximum of two units will be constructed per new land lot created as part of this Project. The design also helps fulfill General Plan Land Use Element Policy 2.A which encourages two-family developments within neighborhoods designated as Low Density Two Family. The Project's parking design, securing two covered parking spaces and extra parking areas per unit further supports General Plan Land Use Element Policy 1.H which encourages adequate parking within residential neighborhoods.

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

The generally flat site is roughly in the shape of a parallelogram, measures an average of 118 feet in width and an average of 153 feet in length, and is approximately 18,175 square feet in area. The site is absent of physical or topographic constraints. This oversized R2 Zoned lot can accommodate three land lots that comply with R2 Zoning standards for lot width, depth, and area and can accommodate Zoning code compliant duplexes per lot that meet setback, height, parking and use standards for R2. The density per land lot is consistent with allowable R2 densities and the overall site is accessible by means of two driveways for two street fronting dwellings, a middle 15 foot wide driveway for the remaining four dwellings, and ample pedestrian pathways. The site is accessed by Ince Boulevard, a residential street of adequate width and carrying capacity. The site is served by necessary utilities. Therefore, the subject site is physically suitable for the proposed residential development.

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

As noted above, the site's dimensions and area are oversized and the three proposed land lots will be consistent with R2 residential developments of this size. The Project density, one duplex per lot with a total of six dwelling units, is consistent with allowable R2 densities. The site is physically suitable and of sufficient size to construct six dwelling units with Zoning code compliant setbacks, height, and parking. The Project will be consistent with CCMC requirements and other City standards for circulation, open space, and related improvements. The proposed condominium subdivision per lot will not result in a change to the allowable R2 density.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed residential tentative tract map subdivision, together with the onsite and offsite improvements is designed in conformance with all required Zoning Code standards. The site, currently developed with a single family residence and garage and partially paved, is located in an existing urbanized area and there is no known fish or

wildlife habitat on the site or surrounding area. Therefore, the proposed condominium subdivision and improvements will not cause any damage to any fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The proposed Tentative Tract Map subdivision will not cause any known serious public health problems. The design of the proposed land lot and condominium subdivision is in compliance with R2 Zone standards. It has also been conditioned that the subdivision and proposed improvements must be in compliance with all applicable federal, state, and local codes and statutes, as well as with all conditions of approval required by reviewing City divisions/departments such as Fire Prevention Division, Building and Safety Division, and Engineering Division. Further, the site located in an urbanized setting, is currently residentially developed, and the proposed use is residential, consistent with neighboring properties. Therefore, the improvements are unlikely to cause any known serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision or alternate easements, for access or for use, will be provided, that are substantially equivalent to ones previously acquired by the public.

The proposed Tentative Tract Map is for the purpose of creating three land lots with two condominium airspaces per lot. Within the development one flag lot will be created with an easement over the stem of the flag to provide vehicular and pedestrian access for other units within the development. The proposed design and the on-site and off-site improvements will not conflict with any existing and/or proposed easements. Public right-of-way access and placement of utilities will not be affected or impaired by the proposed land a lot and condominium subdivisions. All necessary easements are outlined in the tentative tract map.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby; (i) by a vote of ___ to ___, adopts 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 ___ to ___, conditionally approves Administrative Site Plan Review, P2016-0177-ASPR, as set forth herein; and (iii) by a vote of ___ to ___, recommends to the City Council approval and

1 adoption of Tentative Tract Map, P2016-0177-TTM, subject to the conditions of approval set
2 forth in Exhibit A attached hereto and incorporated in herein by this reference.

3 APPROVED and ADOPTED this 22nd day of February, 2017.
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DAVID VONCANNON, CHAIRPERSON
7 PLANNING COMMISSION
8 CITY OF CULVER CITY, CALIFORNIA

9 Attested by:
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Thomas Gorham, Planning Manager
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EXHIBIT A
 RESOLUTION NO. 2017-P002
 ADMINISTRATIVE SITE PLAN REVIEW, P2016-0177-ASPR
 TENTATIVE TRACT MAP, P2016-0177-TTM
 4227 INCE BOULEVARD

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a three land lot subdivision with two airspace units per lot (the "Project"), for the property located at 4227 Ince Boulevard (the "Property").	All	Standard	
2.	A copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire three years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Tentative Map shall expire thirty-six (36) months after its approval or conditional approval by the Planning Commission.	Public Works	Special	
6.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	

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GENERAL				
7.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
8.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”. All hardscape areas shall include decorative paving.	Planning	Standard/ Special	
9.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	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.	In lieu of street trees planted in the public parkway, the applicant shall plant one Brisbane Box tree in the landscape areas located at each end of the project adjacent to Ince Boulevard for a total of two trees. These trees shall be maintained by the project’s Homeowner’s Association. These new trees and existing to remain street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. These new trees and existing to remain street trees (if any), landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard/ Special	
13.	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	Public Works	Standard	

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GENERAL				
	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.	Trash enclosures shall be provided for each unit and shall be consistent with the Culver City Public Works/Environmental Programs and Operations Division (EPO) requirements for one and two family dwellings. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures. If determined to be required by the EPO under California State Law AB 1826, each unit shall have an Organic Waste. The applicant shall provide red curb along Ince Boulevard for a trash bin pick up zone. The length of red curb shall be determined based on number of proposed bins to be picked up by the collection vehicle.	Public Works/ Fire/ Planning	Standard/ Special	
16.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
17.	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	

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GENERAL				
18.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
19.	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	
20.	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall be screened from public view in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size.	Planning	Special	
21.	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. In order to accommodate alternative transportation and current technology in private automobiles, the applicant shall incorporate electric vehicle (EV) charging available at all parking stalls within the garages. The applicant shall implement measures consistent with the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et. seq., as well as with CalGreen mandatory residential measures, as applicable.	Building/ Planning	Standard/ Special	
22.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	
23.	A minimum of one (1) bicycle parking space per unit shall be provided and continuously maintained within the Project.	Planning	Special	

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GENERAL				
24.	The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.	Planning	Special	
25.	The perimeter walls of the project shall be provided with a stucco finish on both sides unless some architectural treatment is approved by the City such as split faced concrete walls.	Planning	Special	
26.	The applicant shall secure a covenant or easement agreement in a manner consistent with City policy between the project and the adjacent property at 8690 Hayden Place allowing access to a strip of land south of the project site as shown on the predevelopment plans. Should access be granted by the property at 8690 Hayden Place, passive landscaping shall be installed between the project south property line and the strip of land and the project's south perimeter wall shall be placed on the south edge of the strip as shown on the predevelopment plans. If such permission is not granted prior to the start of construction, the applicant shall be required to construct a new perimeter wall along the subject property line.	Planning	Special	
27.	The following conditions are made per City's landscape architect: Landscape: All landscape designs and installations must be compliant with updated AB 1881, and City standards, whichever is more stringent. A separate irrigation meter shall be installed.	Parks	Special	

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GENERAL				
	<p>Irrigation controller (new and/or existing) shall be a weather station based et controller with rain shut off and rain delay, and rain sensor installed.</p> <p>Irrigation system shall be equipped with a master valve, flow sensor and pressure regulator to prevent water waste.</p> <p>Irrigation heads shall be equipped with low volume distribution type nozzles, including any existing nozzles shall be retrofitted.</p> <p>Control valves shall be equipped with a pressure regulator.</p> <p>Any median less than 10 feet wide shall use drip irrigation or bubblers. Overhead spray heads are no longer allowed.</p> <p>Mawa (maximum applied water allowance) and etwu (estimated total water use) calculations shall be calculated to determine the annual water usage.</p> <p>The requirements are specific for residential and commercial, based on the size of the property. Both these projects require compliance.</p> <p>All landscape drawings shall be performed by a licensed landscape architect, signed, stamped and dated.</p> <p>More information can be found at http://www.water.ca.gov/wateruseefficiency/landscape/</p>			
28.	The common driveway area or stem of the flag lot, garage driveways and back up areas, and garage floor shall be treated with a broom finish or some other anti-skid surface as appropriate.	Planning	Special	

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29.	The applicant shall provide a minimum one (1) hour rating from the garages to the residences; a minimum one (1) hour rating with minimum 20 minute rated openings at any locations where the buildings are within four (4) feet of a property line or an assumed property line; and UL details for all floor, wall, ceiling, etc. ratings and all proposed rated penetration details.	Building Safety	Special	
30.	<p>a. The Applicant shall provide a fifteen (15) foot clear street width along the stem of the flag lot and curbs along the stem shall be painted red with "Fire Lane No Parking" and signs mounted on posts stating no parking language as required by CCPD. The street surface shall be able to support the weight of fire apparatuses. The Fire Lane shall be created to provide required Fire Department access and marked as required under preliminary requirements.</p> <p>b. Building addresses shall be visible from Ince Boulevard and at the driveway or front door entrance for all units. Addresses shall be illuminated from dusk until dawn.</p> <p>c. All homes shall have NFPA 13D fire sprinklers per CCMC 9.02, 2013 CA Fire Code.</p> <p>d. The Applicant shall provide a TRACT MAP that changes the driveway to fire lane.</p> <p>e. The Applicant shall provide a Fire Department Notes section on plans submitted for permits.</p>	Fire	Special	
31.	<p>Tentative Tract Map Conditions:</p> <p>a. The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California.</p>	Public Works	Special	

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GENERAL				
	<p>b. The Tentative Map shall expire thirty-six (36) months after its approval or conditional approval by the City Council.</p> <p>c. The final map shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.</p> <p>d. 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 on the prolongation of the project's northerly boundary and the centerline of Ince Boulevard. Each monument shall be tied to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.</p> <p>e. If required, an improvement bond and agreement shall be filed with the City prior to the recording of the final map for those improvements awaiting completion and approved by the City Engineer to be bonded. The bond shall include, but not be limited to, labor and material and be based on estimated construction costs as provided by the City.</p> <p>f. 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.</p> <p>g. A preliminary title report and subdivision guarantee shall be submitted to the City showing all fee interest holders, all interest holders whose interest could ripen into a fee; all trust</p>			

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	<p>deeds, together with the names of the trustee and all easement holders. The account for this title report shall remain open until the final map is filed with the County Recorder. No easements shall be granted and recorded until after the final map is recorded, unless approved by the City Engineer and subordinated to any City easements by a certification upon the title sheet of the final map, prior to the grant.</p> <p>h. A reciprocal access easement shall be recorded on the "Flag" stem portion of proposed Lot 3 granting access rights to all proposed lots. This easement shall be recorded at the time the final map is recorded and shall be coordinated by the title company.</p> <p>i. The final map shall be recorded prior to the issuance of any Certificate of Occupancy for any residential air space unit.</p>			

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32.	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	
33.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
34.	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	

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35.	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	
36.	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	
37.	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	
38.	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	Planning/ Public Works	Standard	

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	<p>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 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>			
39.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to	Building	Standard	

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	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.			
40.	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	
41.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
42.	a. The Applicant shall provide a Culver City CalGreen checklist on the construction permit drawings. b. A project kick-off meeting must be held in City Hall prior to the issuance of the overall building permit; the field superintendent shall attend the meeting.	Building	Special	

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43.	<p>a. Two (2) sets of an 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.</p> <p>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 associated with the LSWPPP.</p> <p>c. 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</p>	Public Works	Special	

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	<p>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).</p> <p>d. The applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.</p> <p>e. The applicant shall provide a geotechnical report from a State of California licensed geotechnical engineer reporting on the suitability of the onsite soils to support the proposed construction and shall include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code (CBC) requirements.</p> <p>f. Upon completion of rough grading and prior to the issuance of a building permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with Appendix Chapter 33 of the CBC. These certifications and reports shall be submitted to the Engineering Division for review and approval.</p> <p>g. All concrete used in the public right-of way shall have a minimum strength of 3250 psi.</p> <p>h. All work in the public right-of-way shall be designed and constructed in accordance with City standards, APWA standards, and to the satisfaction of the City Engineer.</p> <p>i. Due to the anticipated utility cuts in Ince Boulevard, the applicant shall slurry seal the full</p>			

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	<p>width of Ince Boulevard along the project's frontage. This work shall be scheduled to be completed near the end of all construction.</p> <p>j. The public sidewalk along the project's Ince Boulevard frontage shall be reconstructed with a new full width sidewalk from the street right-of-way line to the back of curb.</p> <p>k. The existing street light along the project's frontage with Ince Boulevard shall be replaced with a new street light and shall be upgraded to low voltage power. This work shall include, but not be limited to, the installation of a new Ameron "Delphi" style concrete pole with an acorn type LED fixture; installation of a new pull box; installation of new conduit and wiring; and the installation of a new street light meter pedestal (if needed).</p> <p>l. Each proposed lot shall connect by a separate lateral to the sewer main in Ince Boulevard.</p> <p>m. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid directly to the Engineering Division prior to the issuance of any permit.</p>			
44.	A project pre-construction meeting shall be held prior to the issuance of the building permit; the project field superintendent shall be required to attend.	Building	Special	

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DURING CONSTRUCTION				
45.	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	
46.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. A 24 hour phone number shall be provided for the contractor. 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. The sign shall also include the allowed hours of construction, a description of the project, and the minimum safety gear required for any person on site (e.g. closed toe shoes, long pants, a shirt with sleeves, a hard hat as necessary, gloves and hearing protection as necessary).	Building/ Planning	Standard/ Special	
47.	A copy of the Local SWPPP, inspection logs, and training records shall also be kept on site and available for inspection at all times during construction.	Public Works	Special	
48.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
49.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector and/or the Public Works Department inspector.	Building	Standard	
50.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of	Building	Standard	

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	Approval for the Project, and any violations of the CCMC.			
51.	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	
52.	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	
53.	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. The fence shall remain for the duration of construction or until the City determines it is no longer needed.	Building/ Planning/ Public Works	Standard	
54.	Hours of construction shall be limited to the following: 8:00 AM to 6:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday. Construction is prohibited on Sundays 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. All construction activity or any activity making any sound shall stop and start within the allowed construction hours. All concrete pours including any set-up or staging activities or any finishing activities shall start and	Building/ Public Works	Standard/ Special	

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DURING CONSTRUCTION				
	stop within the allowed construction hours. No radios or music on site. The Culver City Building and Safety Division reserves the right to reduce the allowed construction hours.			
55.	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. Culver City Building Safety reserves the right to adjust allowed construction staging areas during the course of the project.	Building/ Public Works	Standard	
56.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the</p>	Building/ Planning	Standard	

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	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.			
57.	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	
58.	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	
59.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
60.	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	Building/ Public Works	Standard	

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	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.			
61.	Construction during the construction hours noted in condition No. 47 shall include any activity on the construction site or on City streets including any staging activities or any vehicle operation or any activity of any kind. All concrete pours, worker staging, or any on-site activity shall start and end within the allowed construction hours noted in said condition. No on-site staging activity or any activity of any kind outside of the allowed construction hours shall be permitted.	Building	Special	
62.	<p>a. The construction contractor shall advise the Public Works inspector of the construction schedule and shall meet with the inspector prior to commencement of work.</p> <p>b. 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.</p> <p>c. During construction priority shall be given to any City Inspector requiring access to the site. The contractor and subcontractors shall arrange a time and place where they will typically meet any City Inspector arriving on site.</p>	Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
63.	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 October 20, 2016, 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	
64.	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	
65.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
66.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:	All	Standard	

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

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ON-GOING				
68.	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 February 22, 2017, excepted as modified by these Conditions of Approval.	Planning	Standard	
69.	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	
70.	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	
71.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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72.	<p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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). <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>	City Attorney	Special	
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73.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	