

1 RESOLUTION No. 2017-P003

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW
4 P2016-0035-ASPR, AND TENTATIVE PARCEL MAP P2016-0035-TPM TO
5 ALLOW THE CONSTRUCTION OF THREE ATTACHED CONDOMINIUM UNITS
6 AT 3873 BENTLEY AVENUE IN THE RESIDENTIAL MEDIUM DENSITY
7 MULTIPLE FAMILY (RMD) ZONE.

8 (Administrative Site Plan Review, P2016-0035-ASPR;
9 Tentative Parcel Map, P2016-0035-TPM)

10 WHEREAS, on February 29, 2016, Abraham Zerehi (the "Applicant" and "Owner") filed
11 an application for an Administrative Site Plan Review and Tentative Parcel Map to construct
12 and create three attached condominium dwelling units on three new lots within one existing
13 residential lot (the "Project"). The Project site is legally described as Lot 67 of Tract No. 10356
14 in the City of Culver City, County of Los Angeles, State of California; and,

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

17 1. Administrative Site Plan Review, P2016-035-ASPR, for the construction of a
18 proposed two-story, three-unit, multi-family residential Project, to ensure the Project complies
19 with all required standards and City ordinances and to establish all onsite and offsite conditions
20 of approval necessary to address the site features and ensure compatibility of the proposed
21 Project with the development on adjoining properties and in the surrounding neighborhood, and

22 2. Tentative Parcel Map, P2016-035-TPM, for the creation of a three condominium
23 airspace units subdivision, to ensure the subdivision complies with all required standards, City
24 ordinances and state law, and;
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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 June 22, 2016, after conducting a duly noticed public hearing on the
5 subject application, including full consideration of the application, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission, by a vote of
7 5 to 0, continued P2016-0035-ASPR and P2016-0035-TPM to a date uncertain.

8
9 WHEREAS, on February 22, 2017, after conducting a duly noticed public hearing on
10 the subject application, including full consideration of the application, plans, staff report,
11 environmental information and all testimony presented, the Planning Commission (i) by a vote
12 of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental
13 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
14 impacts; (ii) by a vote of _ to _, conditionally approved Administrative Site Plan Review, P2016-
15 0035-ASPR; and Tentative Parcel Map, P2016-0035-TPM;
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18 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
19 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

20 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
21 Municipal Code (CCMC), the following findings are hereby made:
22

23 **Administrative Site Plan Review**

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

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

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

The general layout of the Project is consistent with standards of development and intent of the Residential Medium Density Multiple Family (RMD) zoning district. The Project is proposing three units consistent with the density allowed in the RMD zone. The Project complies with all setback requirements, providing a 13-foot 3-inch setback in the front yard on the first story and a 12-foot setback on the second story, a 5-foot setback in the side yard, and a 5-foot setback in the rear yard abutting an alley. The Project is 24 feet high and complies with the maximum height of 30 feet in the RMD zone. The Project meets the minimum required livable area of 900 square feet for a two-bedroom unit, and 1,100 square feet for a three-bedroom unit. The Project incorporates one private 100 square foot balcony for each of the units to meet the private open space requirement. The balconies facing Matteson Avenue project the maximum allowed 1 foot 6 inches into the required setbacks. The Project meets the parking requirement for a multi-family project by providing two enclosed parking spaces per unit, for a total of six spaces.

The Project will have 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.

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

The Project is a contemporary building that contains three attached units. The design provides articulation and second story balcony projections on Bentley Avenue and Matteson Avenue. The building is finished in a smooth stucco in a palette of grey, light grey, and white. Aside from the use of stucco and color on the building, the Project utilizes wood-like ceramic tiles to accent the building on Bentley Avenue, Matteson Avenue, and the interior side. Units 1 and 2 have main entrances in a recessed corridor facing Matteson Avenue; Unit 3 has a main door facing Bentley Avenue. Each of the units incorporate a small private balcony on the second floor facing the street so that they pose minimal impact to abutting neighbors. No roof decks are proposed on the structure.

The architectural design and layout of the Project is in scale and compatible with the character of the neighborhood. The Project is within the range of the neighborhood's various front yard setbacks, lot coverage, and building height. Overall, the design of the proposed Project is compatible with the architecture and scale of the surrounding neighborhood and is consistent with the zoning standards of the RMD Zone. There are no other applicable design guidelines.

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

8 The Project proposes various improvements to the site including new landscaping. In
9 compliance with the CCMC all front, side and rear yards not devoted to paved driveways,
10 walkways or patios will be provided with landscape. The front yard, exclusive of the area
11 necessary for vehicular access, will be landscaped, and will include one 24-inch box multi-
12 trunk olive tree and marathon grass. The side yards facing Matteson Avenue will include
13 hedge material and marathon grass. The interior side yard will contain shrub planting along
14 the walkway and property line wall. New landscaping will also include the provision of at
15 least five street trees; four on Matteson and one on Bentley, planted in accordance with
16 the City's Street Tree Master Plan; permanent irrigation will be provided consistent with
17 State mandates for water conservation. The proposed landscape creates visual relief to
18 the Project site and maintains as much of the front yard as possible as landscape. Complete
19 landscape and irrigation plans indicating planting sizes, spacing and quantities shall be
20 submitted for review and approval by all applicable divisions/departments prior to
21 installation and final inspection to ensure this meets all Zoning Code requirements and
22 provides a visual relief that also complements the building's colors and materials.

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

28 The proposed building complies with the minimum required setbacks and are below the
29 maximum allowed height, so as to not impact the use, privacy, and enjoyment of
neighboring residential properties. The Project is compatible with surrounding residential
uses, which include one- and two-story single and multi-family residential dwellings. The
Project will not produce any vehicular or pedestrian hazards because it provides adequate
onsite circulation and parking in compliance with all zoning code requirements. There are
no off-site circulation hazards because the Project access point is designed in the same
manner as similar developments seen in the surrounding neighborhood.

The use and enjoyment of neighboring development is not negatively impacted or interfered
with, as the building is designed in a manner that is sensitive to maintaining the privacy and
character of the surrounding neighborhood. The conditions of approval and compliance
with all CCMC requirements will ensure that the proposed Project will not be a detriment to
the public interest, health, safety, or general welfare, or injurious to persons, property, or
improvements in the vicinity and zoning district in which the property is located. Further, by

providing additional housing in the neighborhood, the Project will serve the public interest and welfare.

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 with a single family dwelling and detached garage. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project and resulting additional two (2) units will require new public facilities. If any upgrades to the existing facilities are required, these will be provided. Improvements to the abutting right-of-way, such as new curb and gutter and street repaving, will be implemented per the conditions of approval. 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 Departments that reviewed the Project during the interdepartmental review process.

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

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

1 Per Section 17.210.020 – Table 2-4, Residential District Development Standards (RLD,
2 RMD, RHD), the RMD Zone permits up to four units to be developed on the subject property,
3 based on the allowance of one unit per 1,500 square feet of net lot area. Accordingly, the
4 subdivision component of the Project will not increase the number of units allowed on the
5 site, or cause any physical changes to surrounding lots of similar zoning and density
6 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.

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

11 The proposed subdivision is in compliance with the policies and standards of the City
12 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.

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

15 The General Plan Land Use Element designates the site as Medium Density Multiple
16 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
17 allow multiple family dwellings, and encourage future developments of quality medium
18 density housing on individual development parcels of up to 13,000 square feet. Per CCMC
19 Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square feet or the
20 average area of residential lots within a 500-foot radius of proposed subdivision, whichever
21 is greater. This section further notes condominium, townhome, or planned development
22 projects may be subdivided with smaller parcel sizes for ownership purposes, with the
23 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.

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

26 The proposed development has vehicular access by means of a driveway apron directly
27 adjacent to Bentley Avenue to the front garage abutting the easterly (front) property line. In
28 addition, a 20-foot wide public alley abutting the property to the west provides vehicular
29 access to the two rear garages. The Project site provides adequate onsite circulation and
parking, in compliance with the Zoning Code.

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

3 Following review of the tentative parcel map by the Public Works Department, it has been
4 conditioned that the applicant submit a Site Improvement Plan which shall include detailed
5 on-site drainage and grading of the site indicated by topographical lines and spot elevations.
6 Said plan will be required to meet the requirements of this finding. The conditions of
7 approval will ensure the proposed Project will be in conformance with this required finding
8 prior to any final approval of the proposed division.

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

11 Located within an existing urbanized residential neighborhood, the proposed division is
12 provided access by means of the existing public right-of-way, Bentley Avenue to the east
13 and the public alley to the west. Further, there were no items of potential interference
14 identified between the proposed subdivision and any street or Master Plan highway.

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

17 The existing parcel is currently developed with a single family dwelling and has easements
18 located to provide various utilities to the site. The proposed subdivision will not encroach
19 into or interfere with these existing easements. Further, the site layout is designed such
20 that the proposed lots and associated dwelling units are located to allow access and open
21 space whereby future required easements may be adequately placed.

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23 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
24 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
25 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not
26 result in significant adverse environmental impacts; and (2) approves Administrative Site Plan
27 Review, P2016-0035-ASPR and Tentative Parcel Map, P2016-0035-TPM subject to the
28 conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this
29 reference.

APPROVED and ADOPTED this 22nd day of February, 2017.

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DAVID VONCANNON, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Thomas Gorham
Planning Manager

EXHIBIT A
RESOLUTION NO. 2017-P003
P2016-0035-ASPR/P2016-0035-TPM
3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the 3-unit condominium subdivision (the "Project"), for the property located at 3873 Bentley Avenue (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 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.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	A minimum of one (1) bicycle parking space per unit shall be provided and continuously maintained within the Project.	Planning	Special	
10.	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	
11.	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	
12.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
13.	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	
14.	Four (4) new 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,	Public Works	Standard/ Special	

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GENERAL				
	landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.			
15.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
16.	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	
17.	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. 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.	Public Works/ Fire/ Planning	Standard/ Special	
18.	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	
19.	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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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
20.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
21.	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	
22.	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	
23.	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	
24.	<p>The following conditions are made per City’s landscape architect:</p> <p>Landscape: All landscape designs and installations must be compliant with updated AB 1881, and City standards, whichever is more stringent.</p> <p>A separate irrigation meter shall be installed.</p> <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>	Parks	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<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>			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
25.	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	
26.	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	
27.	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. All irrigation system shall include a timer and rain sensor.	Planning/ Parks & Rec.	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
28.	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	
29.	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	
30.	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	
31.	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	Planning/ Public Works	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>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 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>			

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PRIOR TO BUILDING PERMIT ISSUANCE				
32.	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	
33.	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	
34.	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	
35.	The overall building permit application shall submit 5 sets architectural, 2 sets structural drawings and calculations, 2 sets geotechnical report, 2 sets energy forms, and 3 sets landscaping/irrigation drawings, and 2 sets	Building	Standard /Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	mechanical, electrical, and plumbing permit applications. Additional plan check fee for a contract structural review of the building may be required.			
36.	All garages shall be 1 hr. rated to all other areas. Each unit shall be 1 hr. rated to every other unit. Provide UL details for all floor, wall, ceiling, etc. 1 hr. ratings and all proposed rated penetration details. All paths of egress shall be min. 1 hr. rated. All doors as part of the path of egress of common areas shall swing in the direction of egress. The north wall of the building if within 5 ft. of the property line shall be 1 hr. rated.	Building	Standard /Special	
37.	Tempered or laminated glazing shall be specified at all hazardous locations	Building	Standard /Special	
38.	The construction permit application review time shall be a minimum of 20 City working days and may be extended at the option of City staff.	Building	Standard /Special	
39.	Provide a Culver City CalGreen checklist and a Culver City Green Building Program checklist on the construction permit drawings	Building	Standard /Special	
40.	All trucks driving to the job-site shall obtain Culver City haul route permits from the Engineering Division.	Building/ Engineering	Standard /Special	
41.	A project kick-off meeting must be held prior to issuance of the overall building permit, the field superintendent shall attend.	Building	Standard /Special	
42.	Remove all existing driveway approaches and construct new drive approach per the latest edition of the American Public Works Association (APWA) Standard Plans or City's Standard High Speed Approach and ADA compliant. This will require a separate permit through the Engineering Division.	Engineering	Standard /Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
43.	Construct new 5-foot wide concrete sidewalk, curb, and gutter along entire project property frontage per the latest edition of the American Public Works Association (APWA) Standard Plans. This will require a separate permit through the Engineering Division.	Engineering	Special	
44.	Place handicap ramp at the northwest corner of Bentley/Matteson according to APWA standards.	Engineering	Special	
45.	Applicant shall pave the alley from the project's northern most frontage to across Matteson Avenue. Applicant shall submit an off-site improvement plan to Engineering Division for review and permitting for all off-site improvements.	Engineering	Special	
46.	Four (4) sets of Civil Plans (Site Improvement, Grading, and Horizontal Control Plans) prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval, and permitting.	Engineering	Standard	
47.	Four (4) 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. Off-site Improvement Plans shall include all proposed improvements off-site, detailed off—site drainage system, all existing utilities and its point of connections, and proposed sewer and storm drain lines (if any).	Engineering	Standard	
48.	Provide Geotechnical report and hydrologic study.	Engineering	Special	
49.	Pay an initial plan check fee in the amount of \$750.00 upon submittal of the Civil Plans (Site Improvement/off-site improvement plans) plan	Engineering	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of fees and charges.			
50.	Due to the increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Engineering	Special	

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DURING CONSTRUCTION				
51.	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	
52.	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	
53.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
54.	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	
55.	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	
56.	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	Building	Standard	

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DURING CONSTRUCTION				
	offsite locations approved by the City, and not in the surrounding neighborhood.			
57.	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	
58.	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	
59.	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; and Construction is prohibited on 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. All construction activity or any activity making any sound shall stop and start within the allowed construction hours. All concrete pours including any set-up or staging activities or any finishing activities shall start and stop within the allowed construction hours. No radios or music on site. The Culver City Building and Safety Division reserves the right to reduce the allowed construction hours.	Building/ Public Works	Standard	
60.	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	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	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.			
61.	<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 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>	Building/ Planning	Standard	
62.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other	Building/ Planning	Standard	

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DURING CONSTRUCTION				
	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.			
63.	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	
64.	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	
65.	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	
66.	The construction contractor shall advise the Public Works inspector of the construction schedule and shall meet with the inspector prior to commencement of work.			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
67.	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 March 10, 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	
68.	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	
69.	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	
70.	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: 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	All	Standard	

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	equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
71.	Prior to issuance of Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.	Public Works	Special	
72.	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 approval by the City Engineer. The bond shall include, but not be limited to, labor and material and be based on estimated construction costs as provided by the City.	Public Works	Special	
73.	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 Bentley Avenue. Each monument shall be tied to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.	Public Works	Special	
74.	The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California, and shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.	Public Works	Special	
75.	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	Public Works	Special	

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	Engineering Division for review along with the required Culver City fees.			
76.	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 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.	Public Works	Special	
77.	The final map shall be recorded prior to the issuance of any Certificate of Occupancy for any residential air space unit.	Public Works	Special	

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ON-GOING				
78.	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	
79.	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	
80.	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	
81.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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82.	<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; andiv. 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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83.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	