

1 RESOLUTION NO. 2017-P008

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW,
4 P2016-0228-ASPR, AND TENTATIVE PARCEL MAP NO. 73877, P2016-0228-
5 TPM, FOR THE CONSTRUCTION AND CREATION OF A THREE (3) UNIT
6 RESIDENTIAL CONDOMINIUM SUBDIVISION AT 12464 WASHINGTON
7 PLACE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD)
8 ZONE.

9 (Administrative Site Plan Review, P2016-0228-ASPR
10 Tentative Parcel Map No. 73877, P2016-0228-TPM)

11 WHEREAS, on December 27, 2016, Neil Palmer (the "Applicant"), on behalf of Wayne
12 G. Anastasi (the "Owner"), filed an application for an Administrative Site Plan Review and
13 Tentative Parcel Map to construct a two-story, three (3) unit attached residential condominium
14 development (the "Project"). The Project site is legally described as a portion of vacated street
15 adjacent on the northwest and Lots 51 and 50 of Tract 7336 in the City of Culver City, County
16 of Los Angeles, State of California; and,

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

19 1. Administrative Site Plan Review, P2016-0228-ASPR, as required by CCMC
20 Section 17.540.010, for the construction of the proposed two-story, three-unit residential
21 structure with ground-level parking for six cars, to ensure the Project complies with all required
22 standards and City ordinances and to establish all onsite and offsite conditions of approval
23 necessary to address the site features and ensure compatibility of the proposed Project with
24 the development on adjoining properties and in the surrounding neighborhood, and
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26 2. Tentative Parcel Map No. 73877, P2016-0228-TPM, as required by CCMC
27 Chapter 15.10, for the creation of a three (3) airspace lot residential condominium subdivision,
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1 to ensure the subdivision complies with all required standards, City ordinances, and state law,
2 and;

3 WHEREAS, the Project is Categorically Exempt pursuant to CEQA Section 15303,
4 Class 3 (b) – Construction or Conversion of Small Structures in that the Project is a multi-family
5 residential structure totaling no more than four dwelling units, and Section 15315, Class 15 –
6 Minor Land Division, in that Project consists of the division of property in an urbanized area
7 zoned for residential into four or fewer parcels and is in conformance with the General Plan
8 and Zoning, all services and access to the parcels to local standards are available, the parcel
9 was not involved in a division of a larger parcel within the previous two years, and the parcel
10 does not have an average slope greater than twenty percent; and
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12
13 WHEREAS, on April 26, 2017, after conducting a duly noticed public hearing on the
14 subject application, including full consideration of the application, plans, staff report,
15 environmental information and all testimony presented, the Planning Commission (i) by a vote
16 of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental
17 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
18 impacts; and (ii) by a vote of _ to _, conditionally approved Administrative Site Plan Review,
19 P2016-0228-ASPR and Tentative Parcel Map No. 73877, P2016-0228-TPM.
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22 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
23 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

24 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
25 Municipal Code (CCMC), the following findings are hereby made:
26

27 **Administrative Site Plan Review**

28 As outlined in CCMC Section 17.540.020, the following required findings for an Administrative
29

1 Site Plan Review are hereby made:

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

8 The general layout of the Project is consistent with the Residential Medium Density
9 Multiple Family (RMD) zoning district. The building is located in conformance with the
10 minimum required Zoning Code setbacks, and designed to provide shared individual
11 vehicular access to the rear unit and shared vehicular access to the front unit; similarly,
12 individual pedestrian access is provided for the front unit, while the rear units are
13 provided with a common pedestrian walkway to access the individual unit entries.

14 The front unit entry faces the front of the property, and the general building layout and
15 design is oriented to interconnect with Washington Place where the front yard setback
16 provides an open space area with landscaping in accordance with the requirements of
17 the CCMC, thereby creating an enhanced streetscape. In conformance with the
18 minimum requirements in the subject zone, the building is set back at least fifteen (15)
19 feet from the front, five (5) feet from the sides, and five (5) feet from the rear property
20 lines.

21 The maximum allowed building height in the RMD Zone is thirty (30) feet, with
22 allowances of an additional five (5) feet for parapets and 13'-6" for select rooftop
23 projections. The proposed project is two (2) stories, with a maximum overall building
24 height of 28 feet – 4 inches to the top of the building roof and 29 feet – 2 inches to the
25 top of the tallest parapet. The proposed building incorporates height variation to reduce
26 visual mass, with portions of the front façade as low as ten (10) feet at the street front,
27 so as to be compatible with the single story structures adjacent to the site and in the R1
28 neighborhood to the south of the site.

29 General open space for the site is provided on the ground level front setback, and private
open space is provided on second floor balconies, which measure 101 to 121 square
feet and meet the minimum one hundred (100) square foot Zoning Code requirement.

The Project provides a total of six (6) off-street parking spaces, in compliance with the
minimum Zoning Code required number of spaces for the proposed three (3) unit
residential development. Vehicular access is oriented to occur from the existing public
alley at the rear of the property by means of a ten (12) foot wide driveway located along
the southerly end of the site, and designed in compliance with zoning standards.
Provision of this access point will not impact street parking or street trees since it will
occur from the existing public alley proposed.

The driveway is designed to allow forward access to the front unit garage and a left turn

1 into the middle unit garage, which is provided with a 25 feet – 11 inches turnaround
2 area. The front unit garage will likely necessitate a three-point turn to exit in a forward
3 direction, which can be achieved within the ample maneuvering area. The area within
4 the site provides sufficient back-up clearance to maneuver in and out of the parking
5 stalls and the site in a forward direction, via the proposed driveway. The rear unit garage
6 will back out directly into the alley, consistent with the access patterns of the other
7 properties on this block of Washington Place.

8 Pedestrian access to the site is provided by means of 3.5 foot wide paved walkways that
9 will connect the public sidewalk to the entries of all the units.

10 Therefore, the structure location, setbacks, and street facing landscaping maximize the
11 site's development potential while conforming to the Zoning Code residential
12 development standards and being sensitive to existing neighborhood conditions; and
13 the Project will have sufficient parking and adequate vehicular and pedestrian access
14 and the configuration of the proposed onsite driveway, vehicle maneuvering areas, and
15 pedestrian access are designed in accordance with all applicable CCMC standards.
16 There are no other applicable design guidelines. The conditions of approval will further
17 ensure all CCMC requirements are met.

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

23 The architectural design of the structure is characterized by modern style, through the
24 incorporation of elements such as flat roofs, and the use of straight lines creating ninety
25 (90) degree angles throughout, as well as by the use of metal trim throughout. The two-
26 story structure reaches a maximum of 29'-2" in height to the highest parapet, with 28'-
27 4" to the rooftop, and will also incorporate a smooth stucco finish on the exterior walls
28 of all elevations with segments of wood siding, stone tile, and metal flashing. The
29 architectural design of the street facing façade is further enhanced by the provision of a
vertically oriented decorative pop-out with a wood trellis over the at the front unit entry.
The structure is designed to minimize the visual impact of the off-street parking facilities
from the public right-of-way, by utilizing the existing public alley at the rear of the site
and a ten (10) foot wide driveway, with only one of the garage entrances visible from the
public alley. The building height and massing is designed to minimize the visual scale
of the development through the utilization of step backs, cantilevers and multiple wall
segments. The use of dark grey metal trim accents provides additional visual relief
throughout the building façades.

Further, the proposed development is consistent with the character and scale of
surrounding multiple-family developments in the neighborhood, and sensitive to
preserving the privacy of surrounding properties. The structure abutting the subject site
to the east and west are single story structures, characterized by traditional 1940's

1 architectural style and subdued colors, similar to the natural grey and white tones of the
2 proposed Project. The structures to the north and beyond along Washington Place are
3 large multi-story comprised of varying styles. Overall, residential structures in the
4 neighborhood vary from one to three stories in height and comprise of a varying mix of
5 architectural styles, with most within the neighborhood buildings reflecting styles of the
6 late 1940's and early 1950's. Roof design in the neighborhood includes gable, hip,
7 mansard as well as flat and shed style; exterior materials range from traditional wood
8 siding to stucco.

9 Overall, the design of the proposed Project is compatible with the architectural style and
10 scale of the surrounding neighborhood and is consistent with the zoning standards of
11 the RMD Zone. There are no other applicable design guidelines.

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

18 The Project proposes various improvements to the site including new landscaping. In
19 compliance with the CCMC all front, side and rear yards not devoted to paved driveways,
20 walkways or patios will be provided with landscape. The front yard will be landscaped
21 a minimum of 75 percent, in compliance with the minimum requirement of landscape
22 coverage for the front yard per CCMC Section 17.310.020. Landscape will include a
23 variation in plant materials and colors to soften the building façade and enhance the
24 street view aesthetics of the site. A number of trees are also proposed in the front yard
25 area and will serve to provide visual relief and further break up the building massing.
26 The primary pathway for entries to the rear units will be along the westerly side yard
27 setback area, which will also include a landscape strip abutting the building; similarly, a
28 landscape strip will border the easterly edge of the building, except at the areas of the
29 garage entries. Landscaping along the available rear and side yard areas will
incorporate small shrubs and larger plants, as well as approximately three (3) trees.
New landscaping will also include the provision of at least one (1) street tree on
Washington Place per the City's Street Tree Master Plan. Complete landscape and
irrigation plans indicating planting sizes, spacing and quantities shall be submitted for
review and approval by all applicable divisions/departments prior to installation and final
inspection to ensure this meets all Zoning Code requirements and provides a visual
relief that also complements the building's colors and materials.

**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**

1 **or pedestrian hazards, and will be in the best interest of the public health, safety, and**
2 **general welfare.**

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

12 The use and enjoyment of neighboring development is not negatively impacted or
13 interfered with, as the building is designed in a manner that is sensitive to the privacy
14 and character of the surrounding neighborhood. For example, the building is set back
15 the required amount from the side property lines, and provides deeper setbacks at unit
16 entries along the westerly side of the site. The easterly and westerly sides of the
17 property will have a six (6) foot high masonry and wood fence in order to maximize
18 privacy for the abutting neighbors from the proposed dwellings. The Project also
19 considers the existing neighboring window locations along the side elevations, in order
20 to minimize the incidence of new windows directly aligning with the adjacent. The
21 conditions of approval and compliance with all CCMC requirements will ensure that the
22 proposed Project will not be a detriment to the public interest, health, safety, or general
23 welfare, or injurious to persons, property, or improvements in the vicinity and zoning
24 district in which the property is located. Further, by providing additional housing in the
25 neighborhood, the Project will serve the public interest and welfare.

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

30 The site is located in an existing urbanized neighborhood, and is currently developed
31 with a single family dwelling structure and detached garage. Therefore, public facilities
32 to the site currently exist. It is not anticipated that the proposed Project and resulting
33 additional two (2) units will require new public facilities. If any upgrades to the existing
34 facilities are required, these will be provided. Improvements to the abutting right-of-way,
35 such as new curb and gutter and street repair, will be implemented per the conditions of
36 approval. Further, the existing and proposed public service facilities necessary to
37 accommodate the Project such as: the width and pavement of the adjoining streets,
38 traffic control devices, sewers, storm drains, sidewalks, street lights, proposed street
39 trees, fire protection devices, and public utilities are provided for adequately as
40 confirmed by the City Departments that reviewed the Project during the
41 interdepartmental review process.

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

3 The proposed construction of three (3) new attached residential dwelling units will
4 provide two (2) net new residential dwelling units at the site, at a density consistent with
5 the General Plan's Medium Density Multiple Family Land Use designation, and below
6 the maximum allowable density of four (4) units for this parcel. The Project is also
7 consistent with the goals of the General Plan, specifically, Objective 2 of the Land Use
8 Element, which calls for the retention and creation of housing throughout the City and
9 the encouragement of multiple-family housing opportunities within neighborhoods
10 designated for this development type. Based on review of the preliminary development
11 plans, the proposed residential development is not anticipated to result in any significant
12 impacts on surrounding uses or to be inconsistent with the goals of the General Plan.
13 Furthermore, the addition of two (2) net units will count toward meeting the Regional
14 Housing Needs Assessment (RHNA) allocation for Culver City, and will be consistent
15 with Objective 2 of the Housing Element, which encourages opportunities for developing
16 a variety of housing types while protecting the character and stability of existing
17 neighborhoods. There is no applicable Specific Plan for this area.

18 **Tentative Parcel Map (No. 73877)**

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

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

23 The proposed division will not create multiple land parcels to be developed with various
24 units separately, but rather will consist of an airspace subdivision to allow separate
25 ownership opportunities of the dwelling units allowed on the parcel per Zoning Code
26 development standards. Per Section 17.210.020 – Table 2-4, Residential District
27 Development Standards (RLD, RMD, RHD), the RMD Zone permits four (4) units to be
28 developed on the subject property, based on the allowance of one (1) unit per 1,500
29 square feet of net lot area, while only three (3) are proposed. Accordingly, the
subdivision component of the Project will not increase the number of units allowed on
the site, or cause any physical changes and, therefore, is not expected to have any
detrimental impacts to the public welfare or to property or improvements in the vicinity.
The dwelling unit component of the Project will comply with all applicable provisions of
the Zoning Code and is a permitted use in the RMD Zone.

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

1 The proposed airspace subdivision is in compliance with the policies and standards of
2 the City. The Public Works Department has determined the tentative parcel map is not
3 contrary to any adopted public improvement plans. There is no overlay or Specific Plan
4 designated for this area, and there are no other known adopted plans with which the
5 proposed airspace subdivision may conflict.

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

8 The subject site is located within the RMD Zone, which allows for multi-family
9 development. Per CCMC Section 17.210.020, the RMD Zone requires minimum lot
10 dimensions of fifty (50) feet in width and 100 feet in depth, and a minimum lot area of
11 5,000 square feet or the average area of residential lots within a 500-foot radius of
12 proposed subdivision, whichever is greater. This Section further notes condominium,
13 townhome, or planned development projects may be subdivided with smaller parcel
14 sizes for ownership purposes, with the minimum lot area determined through the
15 subdivision review process, provided that the overall development site complies with the
16 minimum lot size requirements of the Zoning Code. The Project site measures 50.05
17 feet in width at Washington Place and 49.96 feet at the rear alley by 129.4 feet in depth
18 for a total of 6,470 square feet, consistent with the parcels on the subject block. The
19 subject site is consistent with the typical parcel size in the surrounding area, which
20 ranges between 5,540 square feet and 7,800 square feet, and will not be modified as a
21 result of the proposed map. The project does not propose a new land lot subdivision
22 that would create new physical parcels or change the overall lot dimensions, thus, the
23 project site conforms to the provisions of the Zoning Code. In addition, review of the
24 tentative parcel map by the Public Works Department has found the map in substantial
25 conformance with the City's requirements, as well as the State Subdivision Map Act.

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

28 The overall development site fronts Washington Place, which is the existing 133 foot
29 wide public right-of-way abutting the northerly (front) property line of the subject site,
and which provides a 105 foot wide vehicular roadway for access to the site and
numerous properties along Washington Place; there is also a twenty (20) foot wide alley
at the rear of the site. Vehicular access onto the subject site is to be provided by means
of a proposed ten (10) foot wide shared driveway at the public alley and directly from
the alley into one garage. The individual condominium airspace lots and corresponding
dwelling units will be accessed by means of shared pedestrian walkways connecting
with the primary public right-of-way of Washington Place. The Project site provides
adequate onsite circulation and parking, in compliance with the Zoning Code and each
proposed airspace lot will have access to an existing dedicated street approved by the
City.

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

1 Subject to the following conditions of approval provided by the Public Works
2 Department, it is conditioned that the applicant submit an On-Site
3 Improvement/Drainage Plan which shall include detailed on-site drainage and grading
4 of the site indicated by topographical lines and spot elevations. Said plan is required to
5 meet the requirements of this finding. Further, the proposed division is only of airspace
6 and not of actual land parcels, and is designed such that this requirement is not
7 impeded. The conditions of approval will ensure the proposed project will be in
8 conformance with this required finding prior to any final approval of the proposed
9 division.

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

12 Located within an existing urbanized residential neighborhood, the proposed division is
13 provided access by means of the existing 133 foot wide public right-of-way, Washington
14 Place, and existing twenty (20) foot wide public alley. The proposed division involves a
15 division of airspace and not changes to physical land lots. Following Public Works
16 review of the tentative parcel map, it was found that there is no requirement to widen,
17 extend, or open any of the surrounding streets or other right-of-ways. Further, there
18 were no items of potential interference identified between the proposed division and any
19 known street or Master Plan highway.

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

22 The existing parcel is currently developed with a single family dwelling and has all
23 utilities in the adjacent streets, with no known existing easements on the site. The
24 proposed condominium subdivision will not encroach into or interfere with any
25 easements. Further, the site layout is designed such that the proposed airspace lots
26 and associated dwelling units are located to allow access and open space whereby
27 future required easements may be adequately placed.

28 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
29 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
in accordance with the California Environmental Quality Act (CEQA), finding the Project will not
result in significant adverse environmental impacts; and (2) approves Administrative Site Plan
Review, P2016-0228-ASPR, and Tentative Parcel Map No. 73877, P2016-0228-TPM, subject
to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by
this reference.

1 APPROVED and ADOPTED this 26th day of April, 2017.
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5 _____
6 DAVID VONCANNON - CHAIRPERSON
7 PLANNING COMMISSION
8 CITY OF CULVER CITY, CALIFORNIA

9 Attested by:

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12 Susan Yun
13 Senior Planner
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EXHIBIT A
RESOLUTION NO. 2017-P008
Case No P2016-0228-ASPR, P2016-0228-TPM
12464 Washington Place

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the three (3) unit residential condominium development (the "Project"), for the property located at 12464 Washington Place (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 one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The tentative map shall expire three (3) years after City Council approval of said map or after any additional time provided by the State legislature.	Public Works	Special	
6.	The final map shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.	Public Works	Special	
7.	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	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	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.			
8.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
9.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
10.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
11.	A minimum of one (1) bicycle parking space per unit shall be provided and continuously maintained within the Project.	Planning	Special	
12.	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	
13.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - “Signs”. All signs require a separate permit and approval.	Planning	Standard	
14.	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	
15.	All permits and licenses required in connection with the development or use of the Project shall	All	Standard	

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GENERAL				
	be applied for and obtained separately.			
16.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed in accordance with City standards, APWA standards, and to the satisfaction of the City Engineer.	Public Works	Standard	
17.	The project's sewer system shall connect to the existing sewer main in the alley.	Public Works	Special	
18.	The Washington Place parkway shall be landscaped and irrigated to the satisfaction of the City's landscape architect and arborist, and shall include drought tolerant plants. 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 landscape and trees shall be supplied with irrigation water from the overall on-site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
19.	All sidewalk adjacent to the project's frontage on Washington Place shall be removed and reconstructed with a five foot wide sidewalk adjacent to the property line and a three foot wide parkway.	Public Works	Special	
20.	The existing curb and gutter along the project's frontage with Washington Place shall be removed and reconstructed.	Public Works	Special	
21.	The alley fronting the property shall be paved with asphalt from property line to property line. The structural section shall be according to the geotechnical engineer recommendations.	Public Works	Special	

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GENERAL				
22.	All concrete used in the public right-of way shall have a minimum strength of 3250 psi.	Public Works	Special	
23.	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	
24.	At the sole cost and expense of the Property Owner and/or Applicant, any broken or damaged curbs, gutters, sidewalks, street pavement, and/or any other part or improvements in the public right-of-way resulting from construction of the Project shall be repaired, reconstructed, and/or replaced in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
25.	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 Environmental Programs and Operations Division's exclusive franchise for this service.	Public Works	Standard	
26.	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	
27.	Provide fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC). NFPA 13	Fire	Special	

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GENERAL				
	Service may serve the NFPA 13R system.			
28.	Provide a fire alarm system to monitor fire sprinklers and fire department dispatch with audibles (min-horns) in each dwelling unit.	Fire	Special	
29.	The Project shall be provided with an address that is clearly viewable and legible from the public way.	Fire	Special	
30.	A KNOX box shall be provided, with keys for all common doors and gates within the Project.	Fire	Special	
31.	A KNOX key switch shall be provided for electric gates and electric door strikes throughout the Project.	Fire	Special	
32.	A continuous smooth surface shall be provided from the public street to the dwelling units and the parking areas for use of gurneys.	Fire	Special	
33.	Fire extinguishers shall be provided throughout the Project in compliance with the minimum requirements and to the satisfaction of the CCFD.	Fire	Special	
34.	All parts of each unit shall be minimum 2 hour rated to all parts of other adjoining units, including garages.	Building	Special	
35.	All garages shall be minimum 1 hour rated to their respective dwelling unit. Any garage shall be minimum 2 hour rated to an adjoining garage of another unit.	Building	Special	
36.	All walls, floors, ceilings, etc. of each residential unit shall be minimum STC 50. The overall permit application drawings shall include the fire rating and STC test report of each type of assembly; walls, roofs, floors, etc. Each residential unit shall be a minimum R-24 at all exterior walls and a minimum R-30 at all floors and ceilings. All exterior glazing shall be	Building	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	spectrally selective, low e, dual glazing.			
37.	Provide ICC, LADBS, or UL details on the plans of all types of fire rated construction, all types of penetrations through fire rated construction, including all fire rated walls and ceilings.	Building	Special	
38.	Any portion of the building within 5' or less of any property line shall be minimum 1 hour rated. Building structure 5'-1" from any property line need not be rated.	Building	Special	
39.	The exterior finishes of the building shall be non-combustible or Culver City Building and Safety Division approved fire retardant treated materials.	Building	Special	
40.	Tempered or laminated glazing shall be specified at all hazardous locations	Building	Special	
41.	Any bedroom, loft, den, or any room which could remotely be used for sleeping shall have exterior windows sized for egress.	Building	Special	
42.	All utilities shall be placed underground or enclosed within the building construction; no new overhead or above-ground utilities shall be permitted.	Building/ Planning	Standard	
43.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et. seq.; as well as with CalGreen mandatory residential measures, and a checklist shall be provided on the plans.	Building	Standard	
44.	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	
45.	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	Planning	Standard	

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GENERAL				
	Section 17.595.035 – “Changes to an Approved Project”.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
46.	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	
47.	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	
48.	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	Planning/ Parks & Rec.	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	and approval.			
49.	Two sets of Off-Site Improvement Plans, prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements along the Public Right of Way. The Off-Site Improvement Plan shall include all proposed improvements off site, detailed off-site drainage systems, all existing utilities and their point of connections, and proposed sewer and storm drain lines (if any).	Public Works	Special	
50.	Two (2) sets of the On-Site Improvement/Drainage Plan, prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval, and permitting. Among other things, the On-Site Improvement/Grading Plan shall include detailed drainage and grading of the site indicated by topographical lines and spot elevations, and indicate all proposed and existing utilities.	Public Works	Special	
51.	The Applicant shall determine the accurate location of the existing sewer main at the rear of the project site and determine the impacts, if any, that the proposed building and/or perimeter wall may have on the structural integrity of the pipe. The applicant's geotechnical engineer shall submit calculations and recommendations for the adequate protection of the sewer main to the satisfaction of the City Engineer.	Public Works	Special	
52.	The Project is subject to the City's Sewer Facility Charge, which shall be paid directly to the Engineering Division prior to the issuance of any permit.	Public Works	Special	
53.	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	Public Works	Special	

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	Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.			
54.	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	
55.	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	
56.	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	
57.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The	Planning/ Public Works	Standard	

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	<p>Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. An up-to-date project schedule, identifying all construction activities and construction hours.</p> <p>D. A description of how each phase of construction will be accomplished. Such as, how many and what type of construction vehicles will be used in the demolition of the site? Where will they stage. How will concrete pours be accomplished? The description of the project phasing should include the major project impacts, i.e.,</p>			

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	<p>demolition, excavation, concrete pours, material delivery and storage, etc.</p> <p>E. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>F. 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>G. The location and travel routes of off-site staging and parking locations.</p>			
58.	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	
59.	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	
60.	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	Building	Standard	

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	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).			
61.	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	
62.	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	

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DURING CONSTRUCTION				
63.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
64.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
65.	During construction, dust shall be controlled by regular watering and/or other methods as determined and directed by the Building inspector and/or the Public Works Department City inspector.	Building/ Public Works	Standard	
66.	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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DURING CONSTRUCTION				
	Approval for the Project, and any violations of the CCMC, as well as for any type of damage to any adjacent property or any part of the public right-of-way.			
67.	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	
68.	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	
69.	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	
70.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours. 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. Every effort shall be made to	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	minimize noise on site, no radios or music allowed on site. The Culver City Building and Safety Division and Culver City Public Works Department reserve the right to reduce the allowed construction hours.			
71.	All staging and storage of construction equipment and materials, including the construction dumpster and storage containers, shall be on-site only. The Property Owner and/or Applicant must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property. The Culver City Building and Safety Division reserves the right to adjust allowed construction staging areas during the course of the project.	Building/ Public Works	Standard	
72.	<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</p>	Building/ Planning	Standard	

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DURING CONSTRUCTION				
	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 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.			
73.	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	
74.	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	
75.	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	
76.	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	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	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.			
77.	All trucks and construction-related vehicles driving to the job-site shall obtain Culver City haul route permits from the Culver City Public Works Department, Engineering Division.	Building/ Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
78.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on January 26, 2017 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	
79.	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	
80.	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	Cultural Affairs	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.			
81.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p>	All	Standard	
82.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set at the intersection of the prolongation of the project's northerly property line with the centerline of Washington Place. Each monument shall be tied to at least four (4) points, with lead and tags, and centerline tie notes shall be filed with the Engineering Division.	Public Works	Special	
83.	The final map shall be prepared by a civil engineer or surveyor licensed in the State of California.	Public Works	Special	
84.	The final map shall be submitted to the Los	Public	Special	

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	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.	Works		
85.	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	
86.	The final map shall be recorded prior to the issuance of a Certificate of Occupancy.	Public Works	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
87.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on April 26, 2017, excepted as modified by these Conditions of Approval.	Planning	Standard	
88.	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	All	Standard	

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ON-GOING				
	Approval or other requirements of the CCMC.			
89.	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	
90.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
91.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following: A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:	Planning	Special	

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ON-GOING				
	<p>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;</p> <p>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;</p> <p>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</p> <p>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</p> <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>			
92.	The Property Owner shall maintain all street landscape and trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	