

1 RESOLUTION NO. 2017-P013

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 74877,
4 P2017-0053-TPM, FOR THE CREATION OF A TWO (2) UNIT RESIDENTIAL
5 CONDOMINIUM SUBDIVISION AT 4115 LINCOLN AVENUE IN THE
6 RESIDENTIAL TWO FAMILY (R2) ZONE.

7 (Tentative Parcel Map No. 74877, P2017-0053-TPM)

8 WHEREAS, on March 21, 2017, Vadim Benyatov (the "Applicant"/"Owner"), filed an
9 application for a Tentative Parcel Map to create a two (2) unit residential condominium
10 development (the "Project"). The Project site is legally described as Lot 3, Block 15, of Tract
11 No 1775 in the City of Culver City, County of Los Angeles, State of California; and,

12 WHEREAS, in order to implement the proposed Project, Planning Commission approval
13 of the following application is required:

14 Tentative Parcel Map No. 74877, P2017-0053-TPM, as required by CCMC Chapter
15 15.10, for the creation of a two (2) airspace lot residential condominium subdivision, to
16 ensure the subdivision complies with all required standards, City ordinances, and state
17 law, and to establish all necessary onsite and offsite conditions of approval, and;

18 WHEREAS, the Project is Categorically Exempt pursuant to CEQA Section 15315,
19 Class 15 – Minor Land Division, in that Project consists of the division of property in an
20 urbanized area zoned for residential into four or fewer parcels and is in conformance with the
21 General Plan and Zoning, all services and access to the parcels to local standards are
22 available, the parcel was not involved in a division of a larger parcel within the previous two
23 years, and the parcel does not have an average slope greater than twenty percent; and

24 WHEREAS, on July 12, 2017, after conducting a duly noticed public hearing on the
25 subject application, including full consideration of the application, plans, staff report,
26
27
28
29

1 environmental information and all testimony presented, the Planning Commission (i) by a vote
2 of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental
3 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
4 impacts; and (ii) by a vote of _ to _, conditionally approved Tentative Parcel Map No. 74877,
5 P2017-0053-TPM.
6

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

9 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
10 Municipal Code (CCMC), the following findings are hereby made:
11

12 **Tentative Parcel Map (No. 74877)**

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

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

17 The proposed division will not create multiple land parcels to be developed with various
18 units separately, but rather will consist of an airspace subdivision to allow separate
19 ownership opportunities of the dwelling units allowed on the parcel per Zoning Code
20 development standards. Per Section 17.210.020 – Table 2-3, Residential District
21 Development Standards (R1, R2, R3), the R2 Zone permits two (2) units to be developed
22 on the subject property. Accordingly, the subdivision component of the Project will not
23 increase the number of units allowed on the site, or cause any physical changes and,
24 therefore, is not expected to have any detrimental impacts to the public welfare or to
25 property or improvements in the vicinity. The project site is located along the 4100 block
26 of Lincoln Avenue which is a local street developed with two and multi-family residences,
27 one- and two-stories in height, as are the streets in the immediate vicinity. The duplex
28 residential structure associated with condominium subdivision will comply with all
29 applicable provisions of the Zoning Code and is a permitted use in the R2 Zone.

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

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

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

7 The subject site is located within the R2 Zone, which allows for two-family development.
8 Per CCMC Section 17.210.020, the R2 Zone requires minimum lot dimensions of fifty
9 (50) feet in width and 100 feet in depth, and a minimum lot area of 5,000 square feet or
10 the average area of residential lots within a 500-foot radius of proposed subdivision,
11 whichever is greater. This Section further notes condominium, townhome, or planned
12 development projects may be subdivided with smaller parcel sizes for ownership
13 purposes, with the minimum lot area determined through the subdivision review process,
14 provided that the overall development site complies with the minimum lot size
15 requirements of the Zoning Code. The Project site measures 50.02 feet in width by
16 134.96 feet in depth along the northerly property line and 134.97 feet along the southerly
17 property line for a total of 6,750 square feet, consistent with the parcels on the subject
18 block. The subject site is consistent with the typical parcel size in the surrounding area,
19 which is 6,750 square feet, and will not be modified as a result of the proposed map.
20 The project does not propose a new land lot subdivision that would create new physical
21 parcels or change the overall lot dimensions, thus, the project site conforms to the
22 provisions of the Zoning Code. In addition, review of the tentative parcel map by the
23 Public Works Department has found the map in substantial conformance with the City's
24 requirements, as well as the State Subdivision Map Act.

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

27 The overall project site fronts Lincoln Avenue, which is the existing sixty (60) foot wide
28 public right-of-way abutting the easterly (front) property line of the subject site, and which
29 provides a thirty (30) foot wide vehicular roadway for access to the site and numerous
properties along Lincoln Avenue. Vehicular access onto the subject site is to be
provided by means of a proposed ten (10) foot wide shared driveway connecting the
public right-of-way to the on-site parking. The individual condominium airspace lots and
corresponding dwelling units will be accessed by means of the same driveway. 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.

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

1 In accordance with the requirements of the Public Works Department, it is conditioned
2 that the applicant submit an On-Site Improvement/Grading Plan which shall include
3 detailed on-site drainage and grading of the site indicated by topographical lines and
4 spot elevations. Said plan is required to meet the requirements of this finding. Further,
5 the proposed division is only of airspace and not of actual land parcels, and is designed
6 such that this requirement is not impeded. The conditions of approval will ensure the
7 proposed project will be in conformance with this required finding prior to any final
8 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 sixty (60) foot wide public right-of-way, Lincoln
13 Avenue. The proposed division involves a division of airspace and not changes to
14 physical land lots. Following Public Works review of the tentative parcel map, it was
15 found that there is no requirement to widen, extend, or open any of the surrounding
16 streets or other right-of-ways. Further, there were no items of potential interference
17 identified between the proposed division and any known street or Master Plan highway.

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

20 The existing parcel is currently developed with a duplex dwelling structure and has all
21 utilities available to the site, including through two existing easements at the rear of the
22 site. The proposed condominium subdivision will not encroach into or interfere with any
23 existing or proposed easements. Further, the site layout is designed such that the
24 proposed airspace lots and associated dwelling units are located to allow access and
25 open space whereby future required easements may be adequately placed.

26
27 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
28 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
29 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not
result in significant adverse environmental impacts; and (2) approves Tentative Parcel Map No.
74877, P2017-0053-TPM, subject to the conditions of approval set forth in Exhibit A attached
hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 12th day of July, 2017.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

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

Attested by:

Susan Yun
Senior Planner

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a residential condominium subdivision for two airspace units (the "Project"), for the property located at 4115 Lincoln 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 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 parcel map shall expire three (3) years after approval by the Planning Commission.	Public Works	Special	
6.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
7.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
8.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
9.	The landscape plan shall show a minimum of two (2) trees on-site, and plantings along the north and south perimeter landscape strips shall be shown to be of a species with sufficient height and density so as to buffer and screen adjacent properties to preserve privacy.	Planning	Special	
10.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
11.	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	
12.	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	
13.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
14.	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	
15.	Street trees shall be installed/maintained by the property owner, to the satisfaction of the City Engineer, in conformity with the City’s approved Street Tree Master Plan including tree wells and irrigation. All existing and new street trees shall	Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All existing and new street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan.			
16.	The existing curb, gutter, and sidewalk along the project's frontage with Lincoln Avenue shall be removed and reconstructed to the satisfaction of the City Engineer.	Public Works	Special	
17.	Each proposed residence shall be separately sewerred and shall connect to the existing sewer main in the back yard.	Public Works	Special	
18.	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	
19.	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	
20.	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	
21.	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	Building/ Fire	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	the CCMC which are adopted and in effect at the time of issuance of a building permit.			
22.	An automatic fire sprinkler system shall be provided per CCMC 9.02 per requirements of the National Fire Protection Association standard 13 D/R as required and per CCFD requirements.	Fire	Special	
23.	Audible alarms shall be provided within each unit that sound with activation of the waterflow switch for that unit. Per NFPA 72 and California Fire Code Article 10.	Fire	Special	
24.	A KNOX Box shall be provided for access into common rooms and common secured areas. Provide a KNOX key switch for motorized or electrical operated/controlled gates.	Fire	Special	
25.	An addresses viewable and legible from the public way shall be provided at the front of the property and each building shall be marked above that unit's main entry door.	Fire	Special	
26.	Fire extinguisher (2A-10BC) shall be provided; the location(s) and quantity shall be determined by the Fire Marshal.	Fire	Special	
27.	Meet Ca Title 24, and CCMC requirements for this construction project.	Fire	Special	
28.	An offsite fire reporting system shall be provided for the site.	Fire	Special	
29.	The final plans submitted for building permit shall include all required fire department notes.	Fire	Special	
30.	The fire sprinkler system shall be designed, submitted to the fire department, and installed by a CA State licensed C-16 Fire Protection Contractor who shall submit plans to the Culver City Fire Department for review, permitting and inspections.	Fire	Special	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
31.	The garages shall be a minimum 1 hour rated to all other areas. Any penetrations through the 1 hour garage ceiling shall be a minimum 1 hour rated. Each unit/garage shall be a minimum 1 hour rated to the other unit/ garage.	Building	Special	
32.	Any walls within three (3) feet of property lines shall be a minimum 1 hour rated with minimum 45 minute openings. All exterior wall and floor finishes shall be non-combustible or fire retardant treated. The roofing shall be minimum Class A.	Building	Special	
33.	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
34.	An accessible route from the public sidewalk to the front entrance of each unit, and from the garage to the front entrance of each unit, shall be provided.	Building	Special	
35.	All utilities and associated service connections shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted. The owner shall be responsible for making arrangements for such installations and shall perform necessary construction, subject to applicable rules, regulations and tariffs of the utility company.	Building/ Public Works/ Planning	Standard	
36.	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., and with CalGreen mandatory residential measures. A Culver City CalGreen checklist shall be provided on the plans submitted for building permit.	Building	Standard	
37.	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	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
38.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
39.	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	
40.	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	
41.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans	Planning/ Parks &	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Rec.		
42.	Two (2) sets of the On-Site Improvement/Grading Plans 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	
43.	Concurrent with the submittal of the On-Site Improvement/Grading Plans, 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). The plan check fee for this review will be included with the review fee for the On-Site Improvement/Grading Plans.	Public Works	Special	
44.	The Grading Plan submittal shall show the location of the existing back yard City sanitary sewer main line on the Site Plan. No structures will be allowed to be constructed within 5 feet of the City sanitary sewer main line. Applicant will be required to obtain a sewer easement.	Public Works	Special	
45.	An erosion control plan shall be prepared by a registered civil engineer that incorporates Best Management Practices for the control of storm water and non-storm water from discharging from the site during construction.	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
46.	The project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Public Works	Special	
47.	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	
48.	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	
49.	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	
50.	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	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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>			
51.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to	Building	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	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.			
52.	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	
53.	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	
54.	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	
55.	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	of work.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
56.	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 superintendent, 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/superintendent. 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, gloves, and eye and ear protection as necessary).	Building/ Planning	Standard	
57.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
58.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
59.	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	
60.	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	Building	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	the surrounding neighborhood.			
61.	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	
62.	Prior to the commencement of any grading, excavation, construction activities, etc., a temporary construction fence shall be installed around the site, and maintained for the duration of construction. All construction activities shall be contained within the subject site and not encroach into or damage abutting properties or public right-of-ways. Any damage to the City right of way or to any neighboring property will result in administrative assessments and/ or general stop work notices. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
63.	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. Any activity on the construction site or on City streets including any staging activities or any vehicle operation or any activity of any kind shall be conducted with the allowable construction hours only. The Culver City Building and Safety Division reserves the right to reduce the allowed construction hours at any time during the	Building/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	construction.			
64.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
65.	<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</p>	Building/ Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	Sensitive Receptors.			
66.	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	
67.	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, and during any activity which may impact vehicles or pedestrians.	Building/ Public Works	Standard	
68.	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	
69.	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	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
70.	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	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
71.	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, including the Project Review Committee (dated April 20, 2017), 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	
72.	<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	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
73.	The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California and submitted to the Los Angeles County Department of Public Works for review and approval. A duplicate copy of the first plan check submittal shall be submitted to the Engineering Division along with the required administrative fee.	Public Works	Special	
74.	The final parcel map shall be submitted to the Los Angeles County Department of Public Works for review and approval.	Public Works	Special	
75.	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 centerline of Lincoln Avenue to indicate the intersection of the prolongation of the project's northerly property line with this street. 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	
76.	The final map shall be recorded prior to the issuance of a Certificate of Occupancy.	Public Works	Special	
77.	Common use easements (or general common access easement agreements) for all parcels shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, utility, drainage, and sewage access to public rights of way and City and utility main lines, and for the common maintenance of all utility connections to the public mains and utility company main lines. These easements shall be part of the CC&R's which shall be reviewed by the City Attorney prior to approval.	Public Works	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	the Land Use Permit as reviewed by the Planning Commission at its meeting on July 12, 2017, excepted as modified by these Conditions of Approval.			
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	
82.	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:	City Attorney	Special	

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</p> <p>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</p> <p>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:</p> <ul style="list-style-type: none"> i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City; iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only). <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>			

EXHIBIT A
RESOLUTION NO. 2017-P013
Case No. P2017-0053-TPM
4115 Lincoln Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
83.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	