

## ATTACHMENT NO. 5

### RESOLUTION No. 2016-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) APPROVING ADMINISTRATIVE SITE PLAN REVIEW, P2015-0122-ASPR, AND TENTATIVE PARCEL MAP, P2015-0122-TPM; AND (2) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN EXCEPTION TO CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10: SUBDIVISIONS; TO ALLOW THE CONSTRUCTION AND CREATION OF THREE DETACHED TOWNHOME STYLE RESIDENTIAL UNITS ON THREE LOTS AT 4241 DUQUESNE AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

(Administrative Site Plan Review, P2015-0122-ASPR;  
Tentative Parcel Map, P2015-0122-TPM)

WHEREAS, on October 23, 2015, Brock Wylan (the "Applicant") filed an application on behalf of Brock Wylan and Simon James (the "Owner") for an Administrative Site Plan Review and Tentative Parcel Map to construct a two-story, 3-unit, townhome style residential project, with a semi-subterranean parking garage, by creating three (3) detached townhome style dwelling units on three new lots within one existing residential lot at 4241 Duquesne Avenue (the "Project"). The Project site is legally described as Lot 8 of Block 19 of Tract No. 1775 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed project, approval of the following applications and other actions is required:

1. Administrative Site Plan Review, P2015-0122-ASPR: To ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood, and

2. Tentative Parcel Map, P2015-0122-TPM: To ensure the subdivision complies with all required standards, City ordinances and state law; to ensure lot sizes compatible with

1 existing lot sizes in the immediate neighborhood; to provide necessary street dedication and  
2 improvements; and to prevent interference with the opening or extension of streets for  
3 emergency vehicular access, proper traffic circulation, drainage and the future development of  
4 adjacent properties, and

5         3.     Subdivision Design Standard Exception: To ensure the Project meets the criteria,  
6 set forth in Culver City Municipal Code (CCMC) Section 15.10.085, for approving an exception  
7 to certain subdivision requirements;  
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9         WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to CEQA  
10 Section 15303, Class 3 – Construction or Conversion of Small Structures; and  
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12         WHEREAS, on March 9, 2016, after conducting a duly noticed public hearing on the  
13 subject application, including full consideration of the application, plans, staff report,  
14 environmental information and all testimony presented, the Planning Commission (i) by a vote  
15 of \_ to \_, adopted a Categorical Exemption, in accordance with the California Environmental  
16 Quality Act (CEQA), finding the Project will not result in significant adverse environmental  
17 impacts; (ii) by a vote of \_ to \_, conditionally approved Administrative Site Plan Review, P2015-  
18 0122-ASPR; and Tentative Parcel Map, P2015-0122-TPM (subject to City Council's approval  
19 of an exception to certain required subdivision design standards), as set forth herein below;  
20 and (iii) by a vote of \_\_\_\_ to \_\_\_\_, recommended to the City Council approval, pursuant to CCMC  
21 Section 15.10.085, of an exception to a subdivision design standard requiring lot frontage along  
22 a dedicated public street or access to same via a certain sized "stem" of a "flag lot" (CCMC  
23 Section 15.10.700.C), as set forth herein below.  
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26         NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
27 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:  
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SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following findings are hereby made:

**Administrative Site Plan Review**

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

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

The general layout of the project is consistent with the Residential Medium Density Multiple Family (RMD) zoning district. The buildings' locations conform to the CCMC Zoning minimum required setbacks, and are designed to provide a common vehicular access, as well as common pedestrian walkways to access the individual unit entries and private outdoor patios. The unit entries face the rear of the property, and the general building layout and design is oriented to communicate with Duquesne Avenue where the front yard setback provides an open space area that includes landscaping and a patio deck in accordance with the CCMC, thereby creating an enhanced streetscape. The overall height is 2 stories and 28 feet with a height of 23 feet fronting Duquesne Avenue for depth of 11 feet. This conforms with the for the Zoning Code maximum of two stories and 30 feet and meets the intent of the Gateway Neighborhood Design Guidelines. The step back and conforming height and setbacks diminishes potential visual and compatibility impacts with the 1 and 2 story single and multi-family dwellings in the surrounding neighborhood.

The project provides a total of 6 parking spaces, consistent with code required parking for the 3 proposed. Vehicles access the site from Duquesne Avenue by means of a 10 foot wide driveway, in compliance with zoning standards. This access will not impact street parking since the proposed apron will replace one that already exists on the site. The driveway descends into the semi-subterranean garage where garages are parallel to Duquesne Avenue allowing cars to enter in a forward direction. One parking space is located at the end of the driveway perpendicular to Duquesne Avenue; a car in this space and all other cars can maneuver out of the site facing Duquesne Avenue because the project includes a full 24 foot wide driveway aisle back up space. Pedestrian access to the site is provided by an at grade paved walkway on the north side that connects the public sidewalk to individual enclosed entry foyers. A secondary walkway on the south side allows pedestrians to access the garages and entrance foyers from the sideway. All pedestrian walkways will be at least 3 feet wide. The project will have sufficient parking and adequate vehicular and pedestrian access and the configuration of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are designed in accordance with all

applicable CCMC standards and design guidelines. The conditions of approval will further ensure all CCMC requirements are met.

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

The structures are designed in a modern style with straight lines and multiple surfaces positioned at right angles creating articulated facades thereby avoiding a box like look. The three units make use of large window surfaces on the south elevation and significant window surfaces on the remaining elevations allowing a considerable amount of natural light into the dwellings. The historic designated grayish wood-sided craftsman house, directly south of the project, with its porch, angled roof lines and use of dark green trimming contrasts with the box like, avocado green, stucco pre-school located directly north of the project. The project's articulated surfaces and its mix of wood sidings, stone tiles, and plaster, with colors ranging from white, to off-white, to wood are meant to create a transition between the two adjoining properties. White finished Metal panels along the front and rear facades provide accents to the buildings. Roof top decks are set in from the roof edges and are bounded by parapet walls, trellises, roof top landscaping, and mechanical equipment. These perimeter features enhance privacy for the both project residents and neighboring properties because they obscure line of site in both directions. The project massing is broken up by the separation of the project into 3 townhome style dwellings that have a narrow and tall look but that are still below the 30 foot maximum height limit for the RMD zone. Perimeter landscaping and the use of articulated surfaces and multiple material elements noted above further diminish the massing of the project as compared to nearby developments which have a more box like apartment style look. Overall, the design of the proposed project is deemed to be compatible with other residential structures in the neighborhood and the building height and massing is consistent with the zoning standards of the RMD Zone.

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

The Project proposes various improvements to the site including new landscaping. All front, side and rear yards not devoted to paved driveways, walkways or patios will be landscaped or will contain decorative paving in compliance with the CCMC. Proposed landscaping provides for sustainable features including a grass-crete concrete driveway along the south side of the site, a permeable concrete and gravel with a standard concrete pedestrian walkway along the north side. Trees will be planted along the south side and existing trees are proposed to remain in place in the front and rear; shrubs and grasses will be planted in

1 the front and rear portions of the property. The roof top decks will include planter boxes.  
2 Two trees along with shrubs and grasses are proposed in the front setback; 5 trees are  
3 proposed along the south side screening the driveway; and 5 trees are proposed along the  
4 rear yard. The use of existing and new trees in the rear, front, and south side will screen  
5 the project from adjoining properties, lessen the massing, and create visual relief. The  
6 project will also be subject to the City's Street Tree Master Plan tree and parkway  
7 improvement requirements.

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

12 The proposed buildings comply with the minimum required setbacks and are below the  
13 maximum allowed height, so as to not impact the use, privacy, and enjoyment of  
14 neighboring residential properties. The Project is compatible with surrounding residential  
15 uses, which include 1 and 2 story single and multi-family residential dwellings. The project  
16 will not produce any vehicular or pedestrian hazards because it provides adequate onsite  
17 circulation and parking in compliance with all Zoning Code requirements. There are no off-  
18 site circulation hazards because the Project access point is designed in the same manner  
19 as similar developments seen in the surrounding neighborhood.

20 The design and layout of the proposed project will not interfere with the use and enjoyment  
21 of neighboring existing or future development. The Project provides a townhome style  
22 development on separate land lots as opposed to the more common condominium type on  
23 a common lot with airspace units. The design meets both the specific Code requirements  
24 and the spirit and intent of the design guidelines including unit separation, massing towards  
25 the center of each unit, and use of materials to create a design transition between buildings  
26 on either side of the project site. The project is less dense, has less height, and is fully  
27 parked and overall fits exceedingly well with respect to the prevailing scale and  
28 development patterns of the neighborhood. The conditions of approval and compliance with  
29 all CCMC requirements will ensure that the proposed Project will not be a detriment to the  
public interest, health, safety, or general welfare, or injurious to persons, property, or  
improvements in the vicinity and zoning district in which the property is located.

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

34 The site is located in an existing urbanized neighborhood, and is currently developed with  
35 a single family dwelling and detached garage. Public facilities to the site currently exist.  
36 The proposed project and resulting net new 2 units are not anticipated to require new public  
37 facilities. Upgrades to the existing facilities if required, can be provided. Further, the  
38 existing and proposed public service facilities necessary to accommodate the project such  
39 as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm

1 drains, sidewalks, street lights, proposed street trees, fire protection devices, and public  
2 utilities are adequately provided as confirmed by the City agencies that reviewed the project  
during the interdepartmental review process.

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

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

14 **Tentative Parcel Map**

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

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

19 The proposed division will create 3 small lots for 3 detached townhome style units within  
20 one conforming standard land lot allowing separate ownership opportunities of the units.  
21 Per Section 17.210.020 – Table 2-4, Residential District Development Standards (RLD,  
22 RMD, RHD), the RMD Zone permits up to 4 units to be developed on the subject property,  
23 based on the allowance of 1 unit per 1,500 square feet of net lot area. Accordingly, the  
24 subdivision component of the Project will not increase the number of units allowed on the  
25 site, or cause any physical changes to surrounding lots of similar zoning and density  
potential and, therefore, is not expected to have any detrimental impacts to the public  
welfare or to property or improvements in the vicinity. The dwelling units will comply with  
all applicable provisions of the Zoning Code and is permitted in the RMD Zone.

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 subdivision is in compliance with the policies and standards of the City  
2 including the City's General Plan. The Public Works Department has also reviewed the  
3 tentative parcel map and determined it will not be contrary to any adopted public  
4 improvement plans. There is no overlay or Specific Plan designated for this area, and the  
5 proposed subdivision will not conflict with other adopted plans or with the Gateway  
6 Neighborhood Design Guidelines.

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

9 CCMC Section 17.210.020 requires minimum lot dimensions of fifty (50) feet in width and  
10 100 feet in depth, and a minimum lot area of 5,000 square feet or the average area of  
11 residential lots within a 500-foot radius of proposed subdivision, whichever is greater, and  
12 further notes condominium, townhome, or planned development projects may be  
13 subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area  
14 determined through the subdivision review process, provided that the overall development  
15 site complies with the minimum lot size requirements of the Chapter. The Project site  
16 measures 50 ft. by 135 ft. and will after a 10 foot dedication, measure 125 ft. in width for a  
17 net total of 6,250 square feet, consistent with the parcels on the subject block. Within this  
18 standard lot 3 smaller parcels will be created for 3 townhome style units which is allowed  
19 as noted above. Thus, the project site conforms to the provisions of the Zoning Code. In  
20 addition, review of the tentative parcel map by the Public Works Department has found the  
21 map in substantial conformance with the City's requirements.

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

24 The proposed development has vehicular access by means of a driveway apron directly  
25 adjacent to Duquesne Avenue which is an existing public right-of-way abutting the easterly  
26 (front) property line. The individual lots and corresponding dwelling units and assigned  
27 parking areas within the site will be accessed by means of a 12 foot wide easement for  
28 common use driveway purposes on the south side. A 5 foot wide common use pedestrian  
29 easement on the north side will directly abut Duquesne Avenue and an additional 3 foot  
wide common use pedestrian easement will be located on the south side, thereby  
connecting units with the public right-of-way. The Project site provides adequate onsite  
circulation and parking, in compliance with the Zoning Code.

CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have  
access to same via a private street or the "stem" of a "flag lot". Flag lots shall be allowed  
only when, in the opinion of the Commission, there is no reasonable alternative. The Project  
site is only 50 feet wide fronting Duquesne Avenue and so the Project's middle and rear  
lots can only be accessed from said dedicated public street with a flag or stem. It is not  
reasonable nor physically possible to require a 50 foot frontage for the middle and rear lots.  
These lots as discussed above will have access via easements for common use driveway  
and pedestrian purposes. Further an exception to the minimum stem or flag width can  
reasonably be granted and is discussed below in the Subdivision Design Standard

Exception findings.

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

Following review of the tentative parcel map by the Public Works Department, it has been conditioned that the applicant submit a Site Improvement Plan which shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. Said plan will be required to meet the requirements of this finding. Further, the proposed division is for townhome style lots within the project lot with secured appropriate easements allowing drainage across the individual lots within the project lot and is designed such that the drainage is not impeded. The conditions of approval will ensure the proposed project will be in conformance with this required finding prior to any final approval of the proposed division.

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

Located within an existing urbanized residential neighborhood, the proposed division is provided access by means of the existing public right-of-way, Duquesne Avenue. Following Public Works review of the tentative parcel map, it was found that there is a requirement to widen Duquesne Avenue by 10 feet and the map will secure this dedication as well project conditions requiring the dedication. Further, there were no items of potential interference identified between the proposed division and any known street Master Plan highway.

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

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

**Subdivision Design Standard Exception**

As outlined in CCMC Section 15.10.085, the following findings for an exception to subdivision requirements are hereby made:

**A. The conditions affecting the property warrant and require that an exception be made.**

The Zoning Code requires a minimum lot area of 5,000 square feet, or the average area of residential lots within a 500-foot radius of proposed subdivision, and further states that condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process. The overall project will maintain its current 6,750 square foot



lot area with a reduction to 6,250 square feet after a 10 foot dedication for future widening of Duquesne Avenue. The overall 50 foot lot width will not change and the overall lot length of 135 feet will be reduced to 125 feet after the 10 foot dedication noted above. Through the subdivision process, three small land lots for townhome style development will be created within the existing conforming lot.

CCMC Section 15.10.700 sets forth general design standards governing the approval of any subdivision map. Specifically, CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have access to same via a private street or the "stem" of a "flag lot". Flag lots shall be allowed only when, in the opinion of the Commission, there is no reasonable alternative. The Project's middle and rear lots, which do not front on a dedicated public street, cannot accommodate the City Subdivision standard minimum of a 10 foot stem each (for stems which are contiguous for 50% or more of their length) per CCMC Section 15.10.700.C. The Project is providing a 12 foot wide driveway easement for all three lots on which the dwellings will be located similar to a standard condominium or townhome development wherein all three units are attached. The Project is consistent in design and function with condominium and attached townhome developments. The key difference is that each resident will own the dwelling as well as the land around it as opposed to all three residents owning the land around the dwellings in common. The 50 foot lot width does not allow for two 10 foot wide stems because the driveway would be 20 feet, diminishing the ability to provide a viable living space.

For these reasons, the conditions affecting the property warrant and require that an exception be made to the requirement for public street frontage and the minimum stem size required for access to the public street via a flag lot.

**B. The exception is not an exception to any requirement of the Subdivision Map Act.**

The exception does not violate the Subdivision Map Act because a 12 wide easement for common driveway purposes is provided assuring public right-of-way access for each lot within the development.

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

All required subdivision findings can be made for the Project and all required vehicular, pedestrian, and utility/drainage easements will be made a part of the final map assuring all three lots have required access to the public right-of-way. This exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not

1 result in significant adverse environmental impacts; (ii) approves Administrative Site Plan  
2 Review, P2015-0122-ASPR and Tentative Parcel Map, P2015-0122-TPM (subject to City  
3 Council's approval of an exception to certain required subdivision design standards); and (iii)  
4 recommends to the City Council approval of an exception to a subdivision design standard  
5 requiring lot frontage along a dedicated public street or access to same via a certain sized  
6 "stem" of a "flag lot" (CCMC Section 15.10.700.C) , subject to the conditions of approval set  
7 forth in Exhibit A attached hereto and incorporated herein by this reference.  
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9 APPROVED and ADOPTED this 9<sup>th</sup> day of March, 2016.  
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13   
14 KEVIN LACHOFF, CHAIRPERSON  
15 PLANNING COMMISSION  
16 CITY OF CULVER CITY, CALIFORNIA

17 Attested by:  
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20 Wonne Hunt  
21 Administrative Secretary  
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EXHIBIT A  
RESOLUTION NO. 2016-P003  
P2015-0122-ASPR & P2015-0122-TPM  
4241 DUQUESNE AVENUE

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are being imposed on 3 unit townhome style subdivision (the "Project"), for the property located at 4241 Duquesne 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 <u>(3) three years</u> from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from	Public Works	Standard	

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<b>GENERAL</b>				
	construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.			
15.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
16.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
17.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
18.	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	

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<b>GENERAL</b>				
	the CCMC which are adopted and in effect at the time of issuance of a building permit.			
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
21.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
22.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	
23.	<b>The Project as constructed shall comply with the Culver City Municipal Code (CCMC) and the Predevelopment Plans approved by the Planning Commission on March 9, 2016. The CCMC standards and regulations shall supersede any discrepancies between the Predevelopment Plans and the plans submitted for Building Permits.</b>	<b>All Depts</b>	<b>Special</b>	
24.	<b>A covenant will be required that restricts the flex spaces on the basement level of each unit such that they cannot be converted to or rented out as separate dwelling units.</b>	Planning	Special	
25.	<b>All driving surfaces shall have a no-skid or broom finish surface</b>	Planning	Special	
26.	<b>Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular,</b>	<b>Public Works Planning</b>	<b>Special</b>	

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<b>GENERAL</b>				
	pedestrian, and utility, drainage, and sewage access to public rights of way and City and utility main lines.			
27.	Covenants, Conditions, and Restrictions (CC&Rs) shall be required to ensure management and maintenance of common access and easement areas. Draft CC&Rs shall be submitted to the City Attorney for review.	Planning	Special	
28.	<p>a. 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.</p> <p>b. 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.</p> <p>c. An erosion control plan shall be prepared by a registered civil engineer that incorporates Best Management Practices for</p>	Public Works	Special	

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	<p>the control of storm water and non-storm water from discharging from the site during construction.</p> <p>d. The existing sidewalk along the project's frontage with Duquesne Avenue shall be removed and reconstructed to the satisfaction of the City Engineer.</p> <p>e. The existing drive approach shall be removed and reconstructed with curb, gutter, sidewalk, and parkway landscaping.</p> <p>f. The existing red curb painting and white parking tee along the project's frontage of Duquesne Avenue shall be removed. New red curb painting shall be installed after construction of the proposed drive approach and curb and gutter to the satisfaction of the City Engineer.</p> <p>g. The proposed driveway ramp shall be designed to be compatible with the future widening of Duquesne Avenue.</p> <p>h. The existing Duquesne Avenue parkway shall be landscaped and irrigated to the satisfaction of the City's landscape architect and arborist. One new street tree shall be planted having a minimum 24" box size and be of the same species as the existing street tree. The irrigation shall be connected to the private on site irrigation system. The applicant shall employ an arborist to study the existing street tree and submit a report verifying this tree is healthy enough to remain. The property owner shall be responsible for the future maintenance of the parkway landscaping, including the street trees. A parkway landscape and irrigation plan shall be submitted directly to the</p>			



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	<p>Engineering Division for review, approval, and permitting.</p> <p>i. A registered civil engineer shall provide calculations determining the appropriate size and capacities of the proposed sump pump for the subterranean garage. A secondary emergency pump system shall also be provided.</p> <p>j. Each proposed residence shall be separately sewered and shall connect to the existing sewer main in Duquesne Avenue.</p> <p>k. Prior to the commencement of any excavation, the applicant shall install a temporary construction fence around the site. The height and fence material is subject to approval by the City Engineer.</p> <p>l. Due to the increased number of units and bedrooms, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.</p> <p>m. On site drainage shall not flow into the proposed trash enclosure area.</p> <p>n. The applicant shall determine the accurate location of the existing sewer main at the rear of the project 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.</p>			

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	<p>o. All public utility service connections on the property between the utility source and the termination facility on each of the proposed structures shall be placed underground. 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.</p> <p>p. The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.</p>			
29.	<p>a. The applicant shall dedicate to the City of Culver City a sewer easement along the rear of the property. Permanent structures of any kind shall be prohibited from being constructed within this sewer easement area.</p> <p>b. The applicant shall offer to dedicate to the City of Culver City an irrevocable offer of dedication of ten (10) feet for street purposes along the project's frontage with Duquesne Avenue. This 10 foot strip shall remain as private property until such time as Duquesne Avenue is widened and the City accepts the easement. There shall be no building within this strip and it shall be maintained as a landscape area by the property owner.</p>	Public Works	Special	
30.	<p><b>Tentative Parcel Map Conditions:</b></p> <p>a. The tentative parcel map shall expire three (3) years after approval by the Planning Commission.</p>	Public Works	Special	

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	<p>b. 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.</p> <p>c. The final parcel map shall be submitted to the Los Angeles County Department of Public Works for review and approval. The applicant shall dedicate, on the final map, an easement to the City of Culver City for sewer line purposes along the rear of the property.</p> <p>d. The applicant shall dedicate, on the final map, an irrevocable offer of dedication of ten (10) feet for private and future street purposes along the project's frontage with Duquesne Avenue.</p> <p>e. 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 Duquesne 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.</p> <p>f. The final map shall be recorded prior to the issuance of a Certificate of Occupancy.</p>			
31.	a. Any new utilities shall be underground or enclosed in the building construction. No new overhead utilities shall be permitted.	Building Safety	Special	

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	<p>b. All exit signage and emergency egress lighting shall have individual battery backup and/ or be self-powered in addition to any emergency generator power (if applicable).</p> <p>c. Any shafts shall be min. 1 hr. rated at all floor levels. Each unit shall be 1 hr. rated to all adjacent units to any side or above or below.</p> <p>d. Any wall within 5 feet of a property line or an assumed property line shall be 1 hr. rated, no openings for walls within 3 feet, a maximum of 15% openings for walls 3 to 5 feet, and such openings shall be 1 hr. rated.</p> <p>e. All parking areas shall be min. 2 hr. rated to all other areas.</p> <p>f. All storage, electrical, service, or trash rooms shall be min. 2 hr. rated to all other areas.</p> <p>g. Any walls or construction within 1 foot of a property line or an assumed property line shall be 8" reinforced concrete block construction.</p> <p>h. The CalGreen residential mandatory measures shall apply to this project.</p>			
32.	<p>a. Fire sprinkler installation shall be per the NFPA 13 D or CA Residential Code R-313 and as approved by the fire code official.</p> <p>b. The applicant shall provide audible devices (mini horns) within each dwelling unit. A 6" weather proof bell and back box shall be provided for each unit located per the fire code official's approval.</p>	Fire	Special	

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	<p>c. Each unit water supply main control valve shall be located in an obvious, discernible and accessible location as approved by the fire code official.</p> <p>d. Each unit shall be served by a separate water supply.</p> <p>f. Connection of the domestic water supply to the fire sprinkler system shall be per 2013 NFPA 13D or 2013 CA Residential Code, R313 and as approved by the Fire Code Official.</p> <p>g. Address locations shall be approved by the Fire Code Official.</p> <p>h. Fire sprinkler systems shall be submitted to the Culver City Fire Department for review, permits and inspections.</p>			

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
33.	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	
34.	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	
35.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	

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36.	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	
37.	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	
38.	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	
39.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or	Planning/ Public Works	Standard	

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	<p>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>			
40.	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	Building	Standard	



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	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.			
41.	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	
42.	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	
43.	<b>A construction kick-off/ review of the project conditions of approval meeting shall be held in City Hall prior to issuance of the overall building permit and the project superintendent shall attend that meeting.</b>	<b>All Depts.</b>	<b>Special</b>	
44.	<b>The building permit application drawings shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. CCBS</b>	<b>Building Safety</b>	<b>Special</b>	

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<b>PRIOR TO REISSUING PERMIT ISSUANCE</b>				
	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 CCBS Inspector on arrival on site. All jobsite supervisors, contractors, subcontractors, etc. shall give their priority to a CCBS Inspector on site. No work shall be covered w/o a CCBS inspection, whether a special inspection was performed on such work or otherwise.			

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<b>DURING CONSTRUCTION</b>				
45.	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	
46.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
47.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
48.	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	
49.	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	
50.	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	
51.	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	

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<b>DURING CONSTRUCTION</b>				
52.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; and 9:00 AM to 6:00 PM Saturday; no construction shall be allowed on Sundays and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard <b>Special</b>	
53.	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	
54.	Compliance with the following noise standards shall be required with at all times:  A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;  B. All construction equipment shall be properly maintained to minimize noise emissions;  C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;	Building/ Planning	Standard	

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	<p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
55.	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	
56.	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	
57.	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	

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58.	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	
59.	During construction the contractor shall keep posted a large construction sign, information on the signs to include the contractors 24 hour phone number, the contractors name and address, the allowed construction hours, and minimum safety gear to be worn by all personnel on site; closed toe shoes, long pants, a shirt with sleeves, a hard hat, and a safety vest.	Building Safety	Special	

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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
60.	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 November 12, 2015, 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	
61.	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	
62.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
63.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:  A. Five full sets of as-built plans that shall include at a minimum the site plan, grading	All	Standard	

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	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  B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
64.	<b>As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a TCO. No partial or full openings or advertisements of any openings shall be allowed without City approval.</b>	<b>Building Safety</b>	<b>Special</b>	



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65.	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 March 9, 2016, except as modified by these Conditions of Approval.	Planning	Standard	
66.	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	
67.	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	
68.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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