

1 RESOLUTION NO. 2020-P009

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW,
4 P2019-0329-ASPR, AND RECOMMENDING TO THE CITY COUNCIL
5 APPROVAL OF TENTATIVE TRACT MAP NO. 82973, P2019-0329-TTM, FOR
6 THE CONSTRUCTION AND CREATION OF AN EIGHT (8) UNIT RESIDENTIAL
CONDOMINIUM SUBDIVISION AT 3336 AND 3340 HELMS AVENUE IN THE
RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

7 (Administrative Site Plan Review, P2019-0329-ASPR
8 Tentative Tract Map No. 82973, P2019-0329-TTM)

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10 WHEREAS, on December 11, 2019, BCG Helms Homes, LLC (the "Applicant" and the
11 "Property Owner") filed an application for an Administrative Site Plan Review and Tentative
12 Tract Map, to construct a two-story, eight (8) unit attached residential condominium
13 development with semi-subterranean parking (the "Project"). The Project site is legally
14 described as Lot 27 and Lot 28 of the Lehosky Tract, in the City of Culver City, County of Los
15 Angeles, State of California; and,
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17 WHEREAS, in order to implement the proposed Project, approval of the following
18 applications are required:

19 1. Administrative Site Plan Review, P2019-0329-ASPR, for the construction of the
20 proposed two-story, eight-unit dwelling structure with semi-subterranean 18-car parking
21 garage, to ensure the Project complies with all required standards and City ordinances and to
22 establish all onsite and offsite conditions of approval necessary to address the site features
23 and ensure compatibility of the proposed Project with the development on adjoining properties
24 and in the surrounding neighborhood, and
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27 2. Tentative Tract Map No. 82973, P2019-0329-TTM, for the creation of an eight (8)
28 airspace lot residential condominium subdivision, to ensure the subdivision complies with all
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1 required standards, City ordinances, and state law; to ensure lots are compatible with existing
2 conditions in the immediate neighborhood; to provide necessary street dedication and
3 improvements; and to prevent interference with the opening or extension of streets for
4 emergency vehicular access, proper traffic circulation, draining; and

5 WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects,
6 the Project is Categorically Exempt; and
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8 WHEREAS, on May 27, 2020, after conducting a duly noticed public hearing on the
9 subject application, including full consideration of the applications, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission, (i) by a vote
11 of 3 to 0, adopted a Categorical Exemption, in accordance with the California Environmental
12 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
13 impacts; and (ii) by a vote of 3 to 0, conditionally approved Administrative Site Plan Review,
14 P2019-0329-ASPR; and (iii) by a vote of 3 to 0, recommended to the City Council approval
15 Tentative Tract Map No. 82973, P2019-0329-TTM.
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18 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
19 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

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

27 **A. The general layout of the project, including orientation and location of buildings,
28 open space, vehicular and pedestrian access and circulation, parking and loading
29 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**

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

3 The general layout of the Project is consistent with the Residential Medium Density Multiple
4 Family (RMD) zoning district. The building is located in conformance with the minimum
5 required Zoning Code setbacks, and designed to provide vehicular access, as well as
6 pedestrian walkways to access the individual unit entries. The overall layout is similar to a
7 U-shape, with the two (2) rear unit entries facing the sides of the property, three (3) middle
8 units have entries facing an interior courtyard, and three (3) remaining units and general
9 building and design oriented to communicate with Helms Avenue, where the front yard
10 setback provides an open space area with landscaping in accordance with the requirements
11 of the CCMC, thereby creating an enhanced streetscape. The building layout gives the
12 appearance of two (2) buildings from the street view. In conformance with the minimum
13 requirements in the subject zone, the building is set back fifteen (15) feet from the front, five
14 (5) feet from the sides, and ten (10) feet from the rear property lines. The maximum allowed
15 building height in the RMD Zone is thirty (30) feet, with allowances of an additional five (5)
16 feet for parapets and 13'-6" for select rooftop projections, while the average block height is
17 18.47 feet. The proposed Project is two (2) stories, with a maximum overall building height
18 of 28 feet – 6 inches to the top of the building roof, not including parapets/guardrails and
19 stairwell projections which are five (5) and 6.5 feet above the level of the highest roof decks.
20 The proposed building incorporates flat roofs of varying heights with straight and sloped
21 parapets/guardrails to provide height variation and separate the visual mass, with the
22 stairwell projections set back from the front of the building and various edges, so as to be
23 compatible with the lower height structures in the surrounding neighborhood and adjacent
24 to the site. Each dwelling unit meets the minimum required area of 900 and 1,100 square
25 feet for a two- and three-bedroom unit respectively. Open space is provided on the ground
26 level, as well as on rooftop decks. The minimum one hundred (100) square foot Zoning
27 Code requirement for private open space is met by the rooftop decks, which are
28 approximately 300 to 400 square feet each, with the ground floor private open space areas
29 providing an additional 100 to 300 square feet. The structure location, setbacks, and street
facing landscaping maximize the site's development potential while conforming to Zoning
Code residential development standards.

21 The Project provides a total of eighteen (18) off-street parking spaces, in compliance with
22 the minimum Zoning Code required number of spaces for the proposed eight (8) unit
23 residential development, including two (2) required guest spaces. Vehicular access is
24 oriented to occur from Helms Avenue by means of a twelve (12) foot wide driveway located
25 along the northerly edge of the site, and designed in compliance with zoning standards.
26 Provision of this access point will not impact street parking or street trees since the
27 proposed apron will replace one that already exists along the same side of the property.
28 The driveway is designed to descend into the subterranean garage, where parking stalls
29 are configured such that a right-turn into the 24-foot wide drive aisle is required and then
into the individual garages providing 2-car parking for each unit or into the open guest
spaces. The area within the garage provides sufficient back-up clearance to maneuver in
and out of the parking stalls and the site in a forward direction, via the proposed driveway.
Pedestrian access to the site is provided by means of multiple paved walkways that will
connect the public sidewalk to the diversely located entries of all the units and to the lift and

1 stairways providing access to subterranean garage. All pedestrian walkways are proposed
2 to be a minimum of four (4) feet wide. The Project will have sufficient parking and adequate
3 vehicular and pedestrian access and the configuration of the proposed onsite driveway,
4 vehicle maneuvering areas, and pedestrian access are designed in accordance with all
applicable CCMC standards. There are no other applicable design guidelines. The
conditions of approval will further ensure all CCMC requirements are met.

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

10 The architectural design of the structure is characterized by a modern style, incorporating
11 straight lines and right angles with a flat roof. The two-story structure reaches a maximum
12 of 28'-6" in height to the highest second floor roof. Additional projections for the
13 parapets/guardrails and stairwells reach thirty-three (33) and thirty-five (35) feet,
14 respectively. The building is dressed in a smooth stucco finish on the exterior walls of all
15 elevations with segments cement board lap siding and cement board panels, with siding at
16 two (2) focal locations along the front façade. The architectural design of the street facing
17 façade is further enhanced by the provision of a vertically oriented projecting metal trim/fin
18 feature, metal awnings, and metal railing feature. Although the dwelling units sit atop a
19 podium for the semi-subterranean parking, the structure is designed to minimize the visual
20 impact of the off-street parking facilities from the public right-of-way, by utilizing a twelve
21 (12) foot wide driveway and setting back the entry approximately forty-five (45) feet from
22 the front property line. The building mass is broken up by the use of a U-shape layout that
23 gives the appearance of two (2) smaller buildings when seen from the street. The overall
24 building height and massing is designed to minimize the visual scale of the development
25 through the utilization of step backs of height projections, sloping parapets/guardrails, and
26 material variation. The use of black/dark grey and orange metal trim accents provides
27 additional visual relief throughout the building façades. The sloped parapets and guardrail
28 features create visual interest and reduce the appearance of a plain square mass. The
29 stairwells provide access to rooftop decks which are bound by low screen walls/guardrails
and set in further from the roof edge. Further, the proposed development is sensitive to the
character and scale of surrounding residential development in the neighborhood, and to
preserving the privacy of surrounding properties. Residential structures in the block vary
from one to two stories in height. The mix of architectural styles in the neighborhood
includes traditional residential styles from the 1940's to 1970's, as well as the 1920's and
some newer renovations in a more modern architectural style; the neighborhood color
palette includes subdued colors, including the structures abutting the subject site. Similarly,
the proposed color palette for the Project includes primarily white and grey tones. Roof
design in the neighborhood includes primarily gable and hip, with some mansard, flat and
shed style; exterior materials range from traditional wood siding to stucco. Overall, the
design of the proposed Project is compatible with the architectural style and scale of the
surrounding neighborhood and is consistent with the zoning standards of the RMD Zone.
There are no other applicable design guidelines.

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

7 In compliance with the CCMC all front, side and rear yards not devoted to paved driveways,
8 walkways or patios will be provided with landscape. The front yard will be landscaped the
9 necessary amount to comply with the minimum required 55% of landscape coverage for the
10 front yard for multi-family developments per CCMC Section 17.400.105. Landscape will
11 include a variation in plant materials and colors to soften the building façade and enhance
12 the street view aesthetics of the site. Three (3) trees are also proposed in the front yard
13 area and will serve to provide visual relief and further break up the building massing. The
14 two (2) side (north and south) yard pathways over the semi-subterranean parking structure
will also include a landscape strip along the edge to provide greenery between the subject
property and the abutting properties. Small shrubs and four (4) trees will be provided in the
rear setback. Landscaping will also include replanting the parkway and the provision of at
least one (1) street tree on Helms Avenue per the City's Urban Forest Master Plan.
Complete landscape and irrigation plans indicating planting sizes, spacing and quantities
shall be submitted for review and approval by all applicable divisions/departments prior to
installation and final inspection to ensure this meets all Zoning Code requirements and
provides a visual relief that also complements the building's colors and materials.

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

19 The proposed building complies with the minimum required setbacks and is below the
20 maximum allowed height, so as to not impact the use, privacy, and enjoyment of
21 neighboring residential properties. The Project design and layout is intended to give the
22 appearance of two (2) smaller buildings when viewed from the street, so as to be compatible
23 with surrounding residential uses, which include both single and multi-family residential
24 development in both single and two-story structures. The site provides adequate onsite
vehicular and pedestrian access, circulation and parking in compliance with all zoning code
requirements and will not produce any vehicular or pedestrian hazards. No off-site
circulation hazards are presented by the proposed Project since access points are designed
in the same manner as other residential developments seen in the surrounding
neighborhood.

25 The use and enjoyment of neighboring development is not negatively impacted or interfered
26 with, as the building is designed in a manner that is sensitive to maintaining the privacy and
27 character of the surrounding neighborhood. For example, the building is set back the
28 required amount from the side property lines, and provides deeper setbacks at select
29 segments, including unit entries along the sides of the building. Side and rear perimeter
fencing will be a 5-foot high CMU wall in order to preserve privacy for the abutting neighbors.
Landscape strips with vine planting will also be provided at select segments of the side

setbacks in order to further buffer the properties. The Project also considers the existing neighboring window locations along the side elevations, in order to minimize the incidence of new windows directly aligning with the adjacent. The conditions of approval and compliance with all CCMC requirements will ensure the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Further, by providing additional housing in the neighborhood, the Project will serve the public interest and welfare.

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

The site is located in an existing urbanized neighborhood, and is currently developed with two (2) detached single family dwellings and detached garages. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project and resulting additional six (6) units will require new public facilities. Any upgrades to the existing facilities that are required will be provided. Improvements to the abutting right-of-way, such as new curb and gutter and street repair, will be implemented per the conditions of approval. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm drains, sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are provided for adequately as confirmed by the City Departments that reviewed the Project during the interdepartmental review process.

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

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

Tentative Tract Map (No. 82973)

As outlined in CCMC Section 15.10.260 and 15.10.265.D, the following required findings for a

1 Tentative Tract Map (TTM) are hereby made:

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

3 The proposed Tentative Tract Map will not create multiple parcels to be developed with
4 various units separately, but rather will consist of an airspace subdivision to allow separate
5 ownership opportunities of the units allowed on the parcel per the Zoning Code standards,
6 and to consolidate the two (2) parcels that comprise the Project site. The General Plan
7 Land Use Element designates the site as Medium Density Multiple Family, which
8 corresponds to the RMD Zone, and per the Land Use Element is intended to allow multiple
9 family dwellings, and encourage future developments of quality medium density housing on
10 individual development parcels of up to 13,000 square feet. Per CCMC Section 17.210.020,
11 the RMD Zone requires a minimum lot area of 5,000 square feet or the average area of
12 residential lots within a 500-foot radius of proposed subdivision, whichever is greater. This
13 section further notes condominium, townhome, or planned development projects may be
14 subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area
determined through the subdivision review process, provided that the overall development
site complies with the minimum lot size requirements of the Zoning Code. The two (2)
parcels that comprise the subject site are consistent with the typical parcel size in the
surrounding area and will not be reduced as a result of the proposed map; together the
consolidated parcel will meet the minimum requirements. Therefore, the proposed map is
consistent with the applicable general plan, and there is no applicable specific plan.

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

17 The design and improvement of the proposed airspace subdivision is in compliance with
18 the applicable general plan. The Project is consistent with the goals of the General Plan
19 Land Use Element, specifically, Objective 2, which calls for the retention and creation of
20 housing throughout the City and the encouragement of multiple-family housing
21 opportunities within neighborhoods designated for this development type. Further per
22 Section 17.210.020, the corresponding RMD Zone permits eight (8) units to be developed
23 on the subject property, based on the allowance of one (1) unit per 1,500 square feet of net
24 lot area. The subdivision improvements will include eight (8) new attached residential
25 dwelling units, resulting in six (6) net new residential dwelling units at the site, at a density
26 consistent with the General Plan's Medium Density Multiple Family Land Use designation.
27 The proposed subdivision component of the Project will not increase the number of units
28 allowed on the overall site, or cause any physical changes or reduction to the current overall
29 lot area; the improvement component of the Project will comply with all applicable provisions
of the Zoning Code and is a permitted use in the RMD Zone. The addition of six (6) net
units will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation
for Culver City, and will be consistent with Objective 2 of the Housing Element, which
encourages opportunities for developing a variety of housing types while protecting the
character and stability of existing neighborhoods. Therefore, the design and improvement
of the proposed subdivision is consistent with the applicable General Plan, and there is no
applicable specific plan.

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

2 The subject site is a rectangular, generally flat parcel, which measures 90 feet in width by
3 139.55 feet in depth for a total of 12,559.5 square feet, and is located within the RMD Zone.
4 Therefore, the site conforms to the minimum lot dimensions and minimum lot area required
5 per Zoning Code Section 17.210.020, as noted above, and is absent of physical or
6 topographic constraints. The proposed development consists of eight (8) attached
7 residential dwelling units with semi-subterranean parking, and is consistent with allowable
8 density and development standards of the subject zone. The site is accessible by means
of the existing fifty (50) foot wide public right-of-way, Helms Avenue, and will be served by
all necessary utilities. Therefore, the subject site is physically suitable for the proposed
residential development.

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

10 As noted above, the site measures a total of 12,559.5 square feet and conforms to the
11 minimum required lot dimensions and lot area. The proposed development consists of an
12 eight (8) unit dwelling structure at a density of one (1) unit per 1,500 square feet of net lot
13 area, as allowed by the applicable RMD Zone development standards. The site is physically
14 suitable and of sufficient size to construct eight (8) dwelling units and provide the required
15 off-street parking, circulation, open space, setbacks, and related improvements. The
proposed condominium subdivision will not result in a change to the allowable density or to
the size or dimensions of the overall development site.

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

19 The proposed Tentative Tract Map is for the purpose of consolidating two (2) existing
20 parcels and for the subdivision of airspace only and not to subdivide actual land parcels,
21 and is designed in conformance with all required Zoning Code standards. The subject site
22 is located in an existing urbanized area, and consists of land already improved with single-
23 family residential development, such that the proposed eight (8) unit residential Project will
24 result in a net increase of six (6) dwelling units. Further, there is no known fish or wildlife
habitat on the subject site or surrounding area. Therefore, the proposed condominium
subdivision and improvements will not cause any damage to any fish or wildlife or their
habitat.

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

27 The proposed Tentative Tract Map subdivision will not cause any known serious public
28 health problems. The design of the proposed condominium subdivision is in compliance
29 with the development standards of the RMD Zone. It has also been conditioned that the
subdivision and proposed improvements must be in compliance with all applicable federal,

1 state, and local codes and statutes, as well as all conditions of approval required by
2 reviewing City divisions/departments such as Community Risk Reduction, Building and
3 Safety Division, and Engineering Division. Further, the site located in an urbanized setting
4 and is developed with two (2) single-family dwellings and two (2) detached garages, and
5 the proposed use is an eight (8) unit residential structure in the form of a condominium
6 subdivision. Therefore, the improvements remain residential and are unlikely to cause any
7 known serious public health problems.

- 8 **7. The design of the subdivision or the type of improvements will not conflict with**
9 **easements, acquired by the public at large, for access through or use of, property**
10 **within the proposed subdivision, or alternate easements, for access or for use, will**
11 **be provided, and will be substantially equivalent to ones previously acquired by the**
12 **public.**

13 The proposed Tentative Tract Map is for the purpose of consolidating the two (2) existing
14 parcels and creating airspace lots for a condominium subdivision, and per the map provided
15 there are no on-site easements. Furthermore, the proposed design and the on-site and off-
16 site improvements will not conflict with any existing and/or proposed easements. Public
17 right-of-way access and placement of utilities will not be affected or impaired by the
18 proposed condominium subdivision.
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1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,
3 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not
4 result in significant adverse environmental impacts; and (ii) approves Administrative Site Plan
5 Review, P2019-0329-ASPR; and (iii) recommends to the City Council approval of Tentative
6 Tract Map No. 82973, P2019-0329-TTM, subject to the conditions of approval set forth in
7 Exhibit A attached hereto and incorporated herein by this reference.
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9 APPROVED and ADOPTED this 27th day of May, 2020.
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12 _____
13 ANDREW REILMAN, CHAIRPERSON
14 PLANNING COMMISSION
15 CITY OF CULVER CITY, CALIFORNIA
16

17 Attested by:
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20 _____
21 Susan Herbertson, Senior Planner
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EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the eight (8) unit residential condominium development (the "Project"), for the property located at 3336-3340 Helms 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.	Current 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.	Current 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.	Current Planning	Standard	
5.	The tentative map shall expire three years after its approval by the Planning Commission, except that approval of the tentative map shall be voided if the approval of the Project's Site Plan Review expires.	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,	Current Planning	Standard	

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 RESOLUTION NO. 2020-P009
 Case No. P2019-0329-ASPR, P2019-0329-TTM
 3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	whichever occurs last.			
7.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning	Standard	
8.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning	Standard	
9.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning	Standard	
10.	The residential parking shall be constructed with a minimum of nine (9) Electrical Vehicle (EV) charging stations as shown on the plans.	Current Planning	Special	
11.	<p>Secure bicycle parking shall be provided to accommodate a minimum of eighteen (18) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows.</p> <p>A. Two (2) short-term parking spaces, and</p> <p>B. Sixteen (16) long-term parking spaces</p> <p>The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure or garage, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The residential long-term spaces shall be accessible only to the bicycle owners, and not provide access to any other building space. Bicycle parking location, layout and equipment shall comply with the City’s approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and</p>	Public Works	Special	

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Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.</p> <p>The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. For questions on any work involving bicycle parking, detailed design and location for the project the applicant may contact Christopher Evans, Culver City Public Works Department.</p> <p>If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks; and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.</p> <p>Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.</p> <p>Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle</p>			

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Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone. All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.			
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.	Current Planning	Standard	
13.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Current Planning	Special	
14.	Each dwelling unit shall be equipped with its own individual water meter.	Current Planning	Special	
15.	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall be screened from public view in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size.	Current Planning	Special	
16.	The project shall be developed pursuant to, and at all times be in compliance with, CCMC Section 17.400.105 – "Residential Uses – Multi-Family Residential Standards".	Current Planning	Special	
17.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
18.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to	Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	the satisfaction of the City Engineer.			
19.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Special	
20.	All existing sidewalk along the project's frontage shall be removed and replaced. All new sidewalk shall be ADA compliant.	Public Works	Special	
21.	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	
22.	Applicant shall re-landscape the parkway with drought tolerant plants according to the City's parkway planting guidelines. Off-site landscape plans shall be submitted to Public Works/Engineering Division for review and approval. The re-landscaped parkway shall be maintained by the applicant in perpetuity.	Public Works	Special	
23.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
24.	At the sole cost and expense of the Property Owner, 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	Public Works	Standard	

EXHIBIT A
 RESOLUTION NO. 2020-P009
 Case No. P2019-0329-ASPR, P2019-0329-TTM
 3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	Standards.			
25.	<p>A trash enclosure shall be provided and shall be sized according to the project's trash demand per the final Trash/Recycling/Organic Management Plan (Waste Plan), with a minimum inside dimension of 10 feet by 12 feet, a gated opening that is at least 10 feet wide, a minimum height clearance of 10 feet for the entire access path for the City's scout vehicle, and a 6-inch high by 6-inch wide concrete curb along the inside perimeter wall. The enclosure shall have at least a 6-inch thick concrete slab with floor drain(s) that connect directly to the proposed/existing sewer lateral for maintenance purposes. Proposed floor drain(s) and sewer line(s) shall be shown in the final Trash/Recycling Management Plan. 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.</p> <p>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. Any revisions to the approved Waste Plan will require review by the Environmental Programs and Operations Division and approval by the Public Works Director.</p> <p>The Project shall provide a staging area for trash bins during collection service along the property frontage., by providing a minimum 15 feet of street curb shall be painted red along the property frontage. Property Management shall provide Environmental Programs and</p>	Public Works/ Fire/ Current Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	Operations staff two (2) gate remotes for access during trash collection service day(s).			
26.	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 Culver City Environmental Programs and Operations Division’s exclusive franchise for this service.	Public Works	Standard	
27.	Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341 waste diversion goals and all City requirements.	Public Works	Special	
28.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
29.	<p>The Project shall provide:</p> <ul style="list-style-type: none"> A. Fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC). B. A fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit. C. An address viewable from the public way. D. A KNOX box with keys for all common doors and gates. E. A KNOX key switch for electric gates and electric door strikes. F. Smooth surface from street to units and 	Fire	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	parking area for use of Gurneys.			
30.	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
31.	All utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Current Planning/ Public Works	Standard	
32.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq., as well as with CalGreen, and provide a checklist on the plans	Building	Standard	
33.	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	
34.	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”.	Current Planning	Standard	
35.	Changes made to the project prior approvals in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project,” shall be deferred to the Planning Commission, subject to “modification or reconsideration of previously approved request: after issuance of building permit” fee of the full cost of current application fee.	Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
36.	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	Current Planning/ City Attorney	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	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.			
37.	The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel selected by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. 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 Property Owner.	City Attorney	Standard	
38.	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.	Current Planning/ Parks & Rec.	Standard	
39.	Two (2) sets of on-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	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.			
40.	Three (3) 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 within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works	Special	
41.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Centinela Avenue and a recommendation, based on a calculated R-value and an appropriate Traffic Index, of the asphalt and base section of any new street pavement shall be provided. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works	Special	
42.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.			
43.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges	Public Works	Special	
44.	Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works	Special	
45.	The project is subject to the City's Sewer Facility Charge, which shall be paid prior to the issuance of any permit.	Public Works	Special	
46.	A Final 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	
47.	A Final 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	Building/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	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.			
48.	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 and qualifications 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. During construction have a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff.	Building	Standard	
49.	A Final 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 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 Current 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: A. The name and telephone number of a	Current Planning/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>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>			
50.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
51.	A detailed photo survey of the neighboring properties shall be prepared and submitted to	Building	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	the Building Safety Division prior to the start of any construction activities. Any type of damage to any adjacent property or any part of the City right of way will result in a general stop work order.			
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/ Current 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 pre-construction coordination meeting shall be held prior to issuance of the building permit, and shall include the on-site field superintendent and City staff.	Building	Special	
55.	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
56.	All above-ground utility equipment shall not be located in setbacks, except as permitted pursuant to CCMC Section 17.300.020, and the electrical transformer for the project may be	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	located within the front setback as shown on the plans approved by the Planning Commission pursuant to CCMC Section 5.04.065.B. The applicant shall screen the equipment with landscaping required by the Culver City Current Planning Division, subject to applicable Southern California Edison clearance and safety requirements.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
57.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), superintendent, 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 Current Planning Manager and Building Official. The sign will also specify the allowed construction hours and the minimum safety gear mandatory for all staff onsite (i.e. long pants, a shirt with sleeves, closed toe shoes, hardhat, gloves and eye and ear protection as necessary).	Building/ Current Planning	Standard	
58.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
59.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
60.	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	

EXHIBIT A
 RESOLUTION NO. 2020-P009
 Case No. P2019-0329-ASPR, P2019-0329-TTM
 3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
61.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
62.	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 Current Planning Manager.	Building/ Current Planning	Standard	
63.	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/ Current Planning/ Public Works	Standard	
64.	During construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Special	
65.	<p>Hours of construction shall be limited to the following: 8:00 AM to 7:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday; and no construction shall be allowed 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.</p> <p>All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours. All construction activity or any activity making any sound shall stop and start within the allowed construction hours. All concrete pours including any set-up or staging activities, or any finishing activities, shall start and stop within the allowed</p>	Building/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

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

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
68.	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	
69.	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	
70.	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	
71.	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 or businesses. 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	Building/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	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.			
72.	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				
73.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on October 31, 2019 and January 9, 2020 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	
74.	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.	Current Planning/ Parks	Standard	
75.	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	Cultural Affairs	Standard	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	fee, the same shall be paid prior to the issuance of a building permit.			
76.	The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.	Public Works	Special	
77.	The final map shall conform to the conditionally approved tentative map approved by the Planning Commission and City Council	Public Works	Special	
78.	Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's northerly and southerly boundaries with the centerline of Helms Avenue. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments 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	
79.	All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final tract map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.	Public Works	Special	
80.	The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
81.	The applicant shall submit for review and/or approval by the Planning Manager and City Engineer/City Attorney (if applicable), the declaration of covenants, conditions and restrictions (CC&R's), the homeowners' association bylaws and, if applicable, the condominium plan (Condo Plan) (submitted to the City Attorney for approval). Additionally, the applicant shall record, concurrently with the recordation of the final map, the City approved CC&R's and, if applicable, the Condo Plan. The CC&R's shall include, but not be limited to, language that addresses the allocation of designated parking and other common access areas for each of the condominium dwelling units and building maintenance.	Public Works/ Current Planning	Special	
82.	<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. 2020-P009
 Case No. P2019-0329-ASPR, P2019-0329-TTM
 3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
83.	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 May 27, 2020, excepted as modified by these Conditions of Approval.	Planning	Standard	
84.	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	
85.	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	
86.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following: A. All dwelling units of a multi-unit residential	City Attorney	Special	

EXHIBIT A
RESOLUTION NO. 2020-P009
Case No. P2019-0329-ASPR, P2019-0329-TTM
3336 and 3340 Helms Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>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>			

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ON-GOING				
87.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Current Planning/ Public Works	Standard	
88.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	