RESOLUTION NO. 2020-P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) APPROVING ADMINISTRATIVE SITE PLAN REVIEW P2019-0046-ASPR, AND (2) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP 82562, P2019-0046-TTM TO ALLOW THE CONSTRUCTION AND CREATION OF FIVE (5) ATTACHED RESIDENTIAL CONDOMINIUM UNITS AT 3906 TILDEN AVENUE IN THE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (RMD) ZONE.

(Administrative Site Plan Review, P2019-0046-ASPR;
Tentative Tract Map 82562, P2019-0046-TTM)

WHEREAS on February 22, 2019, 1485 PH LLC (the "Applicant"), on behalf of Lewis Futterman (the "Owner") filed an application for an Administrative Site Plan Review and Tentative Tract Map to allow the development of five (5), two-story attached residential condominiums with subterranean parking at 3906 Tilden Avenue (the "Project"). The Project site is legally described as a Portion of Lot 7 of the Robert F Jones Walnut Grove Tract 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, P2019-0046-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 Tract Map No. 82562, P2019-0046-TTM: to ensure the subdivision complies with all required standards, City ordinances and state law; to ensure lot sizes compatible with existing lot sizes in the immediate neighborhood; to provide necessary street dedication and improvements; and to prevent interference with the opening or extension of

streets for emergency vehicle access, proper traffic circulation, drainage and the future development of adjacent properties, and;

WHEREAS, the Project qualifies for a categorical Exemption, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects; and

WHEREAS on June 10, 2020, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of __ to __ , adopted a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; (ii) by a vote of __ to __ , conditionally approved Administrative Site Plan Review P2019-0046-ASPR; and (iii) by a vote of __ to __, recommended to the City Council approval of Tentative Tract Map No. 82562, P2019-0046-TTM, as set forth below.

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following required 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 Medium Density Multiple-Family Residential (RMD) zoning district. Location of the building conforms to the minimum Zoning code required setbacks and is designed to provide a common vehicular access, as well as individual walkways to unit entries. Unit entries face Matteson Avenue and the general building layout and design is oriented to communicate with Matteson and Tilden Avenues where landscaping and articulated facades create an active pedestrian frontage. The overall height is two (2) stories and 30 feet with a mezzanine level and minimum front setback is 15 feet. This conforms with Zoning Code maximum for height and setbacks and, with the proposed articulation, meets the intent of the Multi-Family Neighborhood Design Guidelines. The conforming height and setbacks in addition to street facing articulation diminishes potential visual and compatibility impacts to the adjacent residential uses and the surrounding neighborhood.

The project provides a total of 12 parking spaces, consistent with code required parking for the five (5) proposed units. Vehicles will access the site from Tilden Avenue by means of a ten-foot-wide driveway, in compliance with zoning standards. The driveway descends into a subterranean garage where vehicles enter the garage in a forward direction. The garage provides minimum 24-foot backup space providing ample space for vehicle maneuverability. Pedestrian access to the site is provided by at-grade walkways at Matteson Avenue. The project will have enough parking and adequate vehicular and pedestrian access and the configuration of the proposed on-

site 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 project is designed in a contemporary style with straight lines and multiple surfaces positioned at right angles creating articulated facades along the street frontages. Large windows at street level and windows adjacent to the primary entrances create an active façade along the public right-of-way. The articulated surfaces in the project include a mix of Western Red Cedar wood siding, textured black stucco panels, and dark steel door and window frames. Project colors include light-colored wood and black stucco with yellow accent front doors. Roof top decks are bounded by glass parapet walls at the building edge along street frontage, but setback five feet from building edge along interior property lines. Roof decks are accessed from stairwells that are setback between 13 and 16 feet from building edge to reduce visibility from street level. The project massing is broken up along street edges by articulation in the faces of the building in addition to perimeter setback landscaping. Overall, the project design is compatible with other residential structures in the neighborhood and the building height and massing is consistent with RMD Zone

standards. The use of landscape setbacks and articulated facades along street frontages minimizes potential visual conflicts with existing residential structures.

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 landscape plan incorporates three (3) Sweet Bay trees and one (1) Tea Tree along the perimeter of the property. Substantial ground cover will be placed in the front setback area. Trees, shrubs, and ground cover will be conditioned to include drought tolerant planting. The project is subject to the City's Urban Forestry Master Plan and will provide parkway landscape improvements, including street trees. Landscaping will include a variety of plant materials including trees and shrubbery to soften the building façade and increase privacy. The project landscaping is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and all applicable development standards and design guidelines.

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

The proposed structure complies with the minimum required setbacks and height limits and provides appropriate articulation and roof top setbacks to not impact the use, privacy, and enjoyment of neighboring residential properties. The Project is compatible with surrounding residential uses, which include one- and two-story multi-family structures including a mix of duplexes, triplexes, and some single-family homes. The project will not produce any vehicular or pedestrian hazards because it provides adequate onsite circulation and parking in compliance with all Zoning Code requirements. The Project vehicle access point is designed in compliance with all CCMC standards to ensure unimpeded access and safe visibility for pedestrians at the public right-of-way. Traffic studies were not required by the Public Works Department. Further, there is enough drive aisle space on-site to allow vehicles to exit the development in a forward position.

The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development. The development is designed with adequate articulation along street frontages to reduce bulk and mass. The units have an overall height of 30 feet to roof deck, 34 feet to top of parapet wall, and 39 feet to top of stairwell. Each unit has two tandem parking spaces and 102 cubic feet of private storage in a subterranean garage. Access to each of the units is provided by individual stairwells that access the common parking area. The design meets both the specific Code requirements and the spirit and intent of the Multi-Family Design Guidelines including front doors that face the public right-of-way and varying materials and articulation. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be detrimental 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.

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 in an existing urbanized neighborhood and is currently developed with three (3) detached single-family homes. The site is currently serviced by public utilities. The proposed project and resulting net new two (2) housing units are not anticipated to require any expansion of public facilities. Upgrades to the existing facilities, if required, can be provided. Further, the existing and proposed public service facilities necessary to accommodate the project such as: the width and pavement of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are adequately provided as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

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

Based on review of the Project plans, the proposed residential development is not anticipated to result in any significant impacts on surrounding uses or be inconsistent with the goals and policies of the General Plan. The proposed construction of five (5) new residential dwellings will result in two (2) net new units at a density consistent with

the General Plan Medium Density Multiple Family Land Use designation. The Project is also consistent with the goals of the General Plan Land Use Element Objective 2, which calls for the retention and creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Furthermore, the addition of two (2) net new housing units will be consistent with the goals and objectives of the General Plan Housing Element 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 specific plan for the Subject Property and the Project is consistent with Multi-Family Neighborhood Design Guidelines.

Tentative Tract Map

As outlined in CCMC Section 15.10.265.D, the following required findings for a Tentative Tract Map (Tentative Tract Map No. 82562) are hereby made:

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

The General Plan Land Use Element designates the site as Medium Density Multiple Family, which corresponds to the Medium Density Multiple-Family Residential (RMD) Zone. The Medium Density Multiple Family Land Use Designation encourages multiple family housing opportunities with which this project complies as a five (5) unit condominium development. Consistent with the General Plan, the Zoning Code defines the project as multiple family and permits up to five (5) units on the project site, based on one (1) dwelling unit per 1,500 square feet of net lot area. Accordingly, the subdivision will not increase the number of units allowed beyond the specified General Plan and CCMC limit. There is no overlay or Specific Plan designated for this area,

and the proposed subdivision will not conflict with other adopted plans or with Multi-Family Neighborhood Design Guideline Principles. Therefore, the proposed map is consistent with the applicable general plan.

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

The design and improvement of the proposed airspace subdivision follows applicable General Plan elements and objectives. The project design and improvements will result in the construction of five (5) condominium units. The project design is consistent with the Medium Density Multiple Family Land Use designation and meets all provisions and development regulations of the Zoning Code and General Plan. The application does not include any variance or request to amend the General Plan or Zoning designation.

The improvement of the proposed subdivision is consistent with the goals of the General Plan, specifically Objective 2, which calls for the creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Based on review of the project design, the subdivision is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan.

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

The subject site is a rectangular, flat parcel, measuring approximately 63 feet in width by 143 feet in depth, and is approximately 8,963 square feet in area. The site conforms to typical lot dimensions and lot area required for multi-family development in the RMD Zone and is consistent with the Zoning Code, which allows subdivision for

condominium purposes. The site is absent of physical or topographic constraints. The five (5) proposed condominium dwelling units and subterranean parking is consistent with density and development standards. The site is accessible by driveway and standard residential sidewalk. The site is accessed by both Tilden and Matteson Avenues, streets with adequate width and carrying capacity consistent with vehicle trips estimated from the proposed condominiums. The site is served by necessary utilities. Therefore, the subject site is physically suitable for the proposed residential development.

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

As noted above, the site's dimensions and area are consistent with multi-family development standards. The project density is consistent with allowable RMD zone density and the site is physically suitable and of sufficient size to construct the five (5) units and off-street parking at code required height and setback standards. The Project will be consistent with CCMC requirements and other City standards for circulation, open space, and related improvements.

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

The proposed subdivision is only of airspace and not of actual land parcels and is designed in conformance with all Zoning Code standards. The subject site is located in an existing urbanized area and 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.

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

The proposed subdivision will not cause any known serious public health problems. The design of the proposed condominium subdivision follows RMD Zone standards. It has also been conditioned that the subdivision and proposed improvements must follow all applicable federal, state, and local codes and statutes, as well as all conditions of approval required by reviewing City divisions/departments such as Community Risk Reduction, Building Safety, and Engineering. Further, the site is in an urbanized setting and the proposed land use is residential, consistent with neighboring properties. Therefore, the improvements are unlikely to cause any known serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or alternate easements, for access or for use, will be provided, that are substantially equivalent to ones previously acquired by the public.

The proposed Tentative Tract Map is for the purpose of creating airspace lots for a condominium subdivision. Sewer easements for the Public Works Department are conditioned as part of project review but no other easement exist on the property. Therefore, the proposed design and the on-site and off-site improvements will not conflict with any existing and/or proposed easements. Public right-of-way access and placement of utilities will not be affected or impaired by the proposed condominium subdivision.

SECTION 2. Pursuant to the foregoing recitation 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 result in significant adverse environmental impacts; (ii) approves Administrative Site Plan Review, P2019-0046-ASPR; and (iii) recommends to the City Council approval of Tentative Tract Map No. 82562, P2019-0046-TTM, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 10th day of June, 2020.

_____
ANDREW RIELMAN- CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

_____
SUSAN HERBERTSON, SENIOR PLANNER

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
1.	These Conditions of Approval are being imposed on **a five-unit condominium airspace subdivision** (the "Project"), for the property located at **3906 Tilden 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 three 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.	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.	Current Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current 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.	Current Planning	Standard	
10.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Current Planning	Special	
11.	Each dwelling unit shall be equipped with its own individual gas, water, and electrical meter.	Current Planning	Special	
12.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
13.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
14.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Urban Forest 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. Parkway planting shall be completed per the Parkway Planting Guidelines.	Public Works	Standard	
15.	Applicant shall remove and replace all existing sidewalk along the project's frontage. All new sidewalk shall be ADA compliant. This will	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	require a separate permit through the Engineering Division.			
16.	Existing driveway approaches which will no longer be needed shall be removed and reconstructed with full-height curb, gutter, and sidewalk. New driveway approach shall be reconstructed per the latest edition of the American Public Works (APWA) Standard Plans. This will require a separate permit through the Engineering Division.	Public Works	Special	
17.	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	
18.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
19.	The applicant shall provide each unit with three trash carts: Organic, Refuse, and Recycle. Refuse and organic carts shall be approximately 64 gallons with dimensions of 24-inch width, 32-inch depth and 42-inch height. Recycle cart shall be approximately 96 gallons with dimension of 26 inches wide, 34.5 inches deep, and 46 inches high.	Public Works	Standard	
20.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for services.	Public Works	Standard	
21.	The Project shall provide adequate trash and recycling storage capacity to comply with	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	Assembly Bill 939, 1826, and 341 waste diversion goals.			
22.	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 Safety/ Fire	Standard	
23.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building Safety/ Current Planning	Standard	
24.	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 Safety	Standard	
25.	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 Safety	Standard	
26.	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	
27.	Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, and utility drainage, and sewage access to public rights-of-way and City and utility main lines.	Current Planning	Special	
28.	Covenants, Conditions, and Restrictions (CC&Rs) shall be required to ensure management and maintenance of common	Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	access and easement areas. Draft CC&Rs shall be submitted to the City Attorney for review.			
29.	The applicant shall provide fire sprinklers per National Fire Protection Association (NFPA) 13 in the parking area and per NFPA 13R in the dwelling units. The applicant shall contact Culver City Fire Department for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Fire	Special	
30.	The applicant shall provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.	Fire	Special	
31.	The applicant shall provide a KNOX box with keys for all common doors and gates.	Fire	Special	
32.	The applicant shall provide a KNOX key switch for electric gates and electric door strikes.	Fire	Special	
33.	The applicant shall provide a smooth surface from public rights-of-way to units and the parking area for the use of gurneys.	Fire	Special	
34.	The applicant shall provide addresses viewable and legible from the public way. Size and font shall meet Fire and Building Code requirements.	Fire	Special	
35.	The applicant will be required to comply with CALGreen mandatory residential measures. The applicant shall provide a CALGreen checklist on plans. Where submitted after September 1, 2020, the project is considered a Category 1 Qualifying Project for the purpose of applying for CALGreen.	Building Safety	Special	
36.	The applicant shall submit a conceptual drainage plan	Public Works	Special	
37.	The required five-foot-wide sanitary sewer easement shall be shown on the final tract map. The applicant shall provide a copy of the title	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	report/grant deed to indicate any easements.			
38.	Each unit shall have its own dedicated sewer lateral line. Sewer lateral lines shall be shown on plans.	Public Works	Special	
39.	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	
40.	The final map shall conform to the conditionally approved tentative map as approved by the Planning Commission and City Council.	Public Works	Special	
41.	The Tentative Map shall expire thirty-six (36) months after its approval or conditional approval by the Planning Commission. However, approval of the tentative map shall be voided if the approval of the project's Administrative Site Plan Review expires.	Public Works	Special	
42.	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 boundary with the centerline of Tilden and Matteson Avenues. All required boundary monuments shall be installed prior 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 filled with the Engineering Division.	Public Works	Special	
43.	All public improvements, as required by the approved Administrative Site Plan Review, shall be completed and approved prior to the final approval of the final 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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
44.	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	
45.	The final map shall be recorded prior to the issuance of a certificate of occupancy.	Public Works	Special	
46.	Secure bicycle parking shall be provided to accommodate a minimum of twelve (12) bicycles: Ten (10) long-term parking spaces and two (2) short-term spaces. Parking location, layout, and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide.	Public Works	Special	
47.	The project shall refresh the stop control marking (stop legend, stop bar, and centerline tail) on the Matteson Avenue approach on Tilden Avenue using thermo plastic.	Public Works	Special	
48.	The project shall replace the stop sign on the Matteson Avenue approach to Tilden Avenue with a retro-reflective sign that meets current requirements. The stop sign will also need to be relocated closer to the intersection without interfering with the corner curb ramp or power lines.	Public Works	Special	
49.	The applicant shall upgrade luminaire of the existing corner street light to LED. If the street light is damaged, the project shall be responsible for its replacement.	Public Works	Special	
50.	The project shall reconstruct the sidewalks and retain the landscaping strip along the project frontages on Tilden Avenue and Matteson	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	Avenue and construct the intersection corner in conformance with ADA requirements. Corner parking prohibitions shall be reinstated per existing conditions to allow for appropriate sight triangle.			
51.	The Applicant shall ensure that all balconies have a minimum three-foot (3') depth to ensure usability.	Planning Comm	Special	
52.	To achieve neighborhood compatibility, the Applicant shall redesign the southerly façade of the structure for staff consideration and approval to ensure adequate articulation and architectural design.	Planning Comm	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
53.	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.	Current Planning/ City Attorney	Standard	
54.	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	
55.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
56.	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 Safety/ Public Works	Standard	
57.	A Pedestrian Protection Plan shall be submitted to and approved by the Engineering Division and 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. Pedestrian access along the project frontage shall be maintained at all times during construction.	Building Safety/ Public Works	Standard	
58.	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 Safety	Standard	
59.	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	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
	submitted to the City's Public Works Department 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 contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. 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. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			
60.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to	Building Safety	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
	use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.			
61.	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 Current 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 Safety/ Current Planning	Standard	
62.	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 Safety	Standard	
63.	The 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.	All Depts.	Special	
64.	The applicant shall provide a title search to	Building Safety	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
	Building Safety to indicate any easements.			
65.	The applicant shall provide Building Safety Division with a careful, detailed photo documentation of neighboring properties prior to the start of major construction activities.	Building Safety	Special	
66.	All trucks driving to the job-site shall obtain a Culver City haul route permit, as applicable. A copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site including supplier and delivery vehicles.	Building Safety/ Public Works	Special	
67.	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 permitting. Among other things, the on-site improvement plan 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.	Public Works	Special	
68.	Two (2) 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	
69.	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	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	Charges.			
70.	The applicant shall obtain the approval of the City's Environmental Programs and Operations Manager 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.	Public Works	Special	
71.	The project is subject to the City's Sewer Facility Charge due to the increased density.	Public Works	Special	
72.	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.	Public Works/ Building Safety	Special	
73.	Upon completion of rough grading but prior to excavation for footings and building permit issuance, 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	
74.	The developer shall obtain a determination from Public Works Department Administration staff that the final bicycle parking layout follows all applicable bicycle parking requirements.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
75.	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 Current Planning Manager and Building Official.	Building Safety/ Current Planning	Standard	
76.	The Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
77.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety	Standard	
78.	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. 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.	Building Safety	Standard	
79.	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 Safety	Standard	
80.	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 Safety/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
81.	Prior to the commencement of any excavation or construction, a temporary construction fence shall be installed around the site. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager.	Building Safety/ Current Planning/ Public Works	Standard	
82.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours. The applicant shall not allow music on-site.	Building Safety/ Public Works	Standard	
83.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owners and appropriate City Departments for any construction staging occurring on adjacent property. The Building Safety division reserves the right to adjust allowed construction staging areas during the project.	Building Safety /Public Works	Standard	
84.	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;	Building Safety/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	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; 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 Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
85.	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 Safety/ Current Planning	Standard	
86.	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 Project	Building Safety/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	Site.			
87.	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 Safety	Standard	
88.	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 locations shall be 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 Safety/ Public Works	Standard	
89.	During construction the contractor shall keep posted a large construction sign, information on the signs to include the contractor's 24 hour phone number, the contractors name and address, the allowed construction hours, the 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	Standard	
90.	The applicant shall provide for construction worker and construction vehicle parking in areas that are acceptable to the Community Development Department. All materials storage and staging areas shall not be stored, and all construction workers, construction vehicles, and delivery trucks shall not be parked, on any neighboring property, nor shall they park in front or behind of any neighboring property without	Building Safety/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	Culver City Public Works/Engineering approval.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
91.	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 shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
92.	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	
93.	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	
94.	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, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project,	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	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.			
95.	As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a temporary certificate of occupancy. No partial or full openings or advertisements of any openings shall be allowed without City approval.	Building Safety	Special	
96.	The applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.	Public Works	Special	
97.	The applicant shall refresh all curb paint.	Public Works	Special	
98.	All required bicycle parking 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.	Public Works	Special	
99.	The project shall comply with new 2019 Building Codes. The project shall comply with local code amendments after September 1, 2020.	Building Safety	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
100.	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 City Council at its meeting on **August 10, 2020**, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
101.	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	
102.	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	
103.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
	property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: 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). Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning. 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.			
104.	All graffiti shall be removed from the Property within 48 hours of its application.	Building Safety/ Current Planning/	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
		Public Works		
105.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
106.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Current Planning	Standard	
107.	This project shall be developed as it was presented and approved by the Planning Commission.	Current Planning	Special	