

1 RESOLUTION NO. 2021-P001

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN
4 REVIEW P2020-0188-ASPR, AND TENTATIVE PARCEL MAP NO. 2018-
5 82779, P2020-0188-TPM TO ALLOW THE CONSTRUCTION AND CREATION
6 OF FOUR AIRSPACE LOTS FOR FOUR ATTACHED CONDOMINIUM UNITS
AT 4095 SAWTELLE AVENUE IN THE RESIDENTIAL MEDIUM DENSITY
MULTIPLE-FAMILY (RMD) ZONE.

7 (Administrative Site Plan Review P2020-0188-ASPR and
8 Tentative Parcel Map P2020-0188-TPM)

9 WHEREAS, on August 7, 2020, 4095 Sawtelle LLC (the "Applicant"), filed an
10 application for an Administrative Site Plan Review and Tentative Parcel Map to construct a
11 two-story, four-unit, attached condominium-style residential development by creating four (4)
12 new airspace lots at 4095 Sawtelle Boulevard (the "Project"). The Project site is legally
13 described as ½ Vacated Alley width Adjacent to the Southwesterly property lines of Lots 121
14 and 122 of Tract No. 5670 and Lots 121 and 122 of Tract No. 5670 in the City of Culver City,
15 County of Los Angeles, State of California; and,
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18 WHEREAS, to implement the proposed Project, approval of the following applications
19 is required:

20 1. Administrative Site Plan Review P2020-0188-ASPR: to ensure the Project
21 complies with all required standards and City ordinances and to establish all onsite and
22 offsite conditions of approval necessary to address the site features and ensure compatibility
23 of the proposed Project with the development on adjoining properties and in the surrounding
24 neighborhood, and
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26 2. Tentative Parcel Map P2020-0188-TPM: to ensure the subdivision complies
27 with all required standards, City ordinances, and state law; to ensure lot sizes compatible with
28 existing lot sizes in the immediate neighborhood; to provide necessary street dedication and
29

1 improvements; and to prevent interference with the opening or extension of streets for
2 emergency vehicle access, proper traffic circulation, drainage, and the future development of
3 adjacent properties;

4 WHEREAS, the Project qualifies for categorical exemption, pursuant to CEQA Section
5 15303, Class 3 – New Construction or Conversion of Small Structures, and Section 15315,
6 Class 15 – Minor Land Divisions; and
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8 WHEREAS, on February 10, 2021, after conducting a duly noticed public hearing on
9 the subject application, including full consideration of the application, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission (i) by a
11 vote of ___ to ___, adopted a Categorical Exemption, in accordance with the California
12 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse
13 environmental impacts; (ii) by a vote of ___ to ___, conditionally approved Administrative Site
14 Plan Review P2020-0188-ASPR and Tentative Parcel Map P2020-0188-TPM;
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17 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
18 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

21
22 **Administrative Site Plan Review**

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

25 **A. The general layout of the project, including orientation and location of buildings,**
26 **open space, vehicular and pedestrian access and circulation, parking and loading**
27 **facilities, building setbacks and heights, and other improvements on the site, is**
28 **consistent with the purpose and intent of this Chapter, the requirements of the**
29 **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 standards of development and intent of the Medium Density Multiple-Family Residential (RMD) zoning district. The Project is proposing four units consistent with the density allowed in the RMD zone. 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 the public right-of-way, consistent with design guidelines. The Project is 27 feet and 3 inches in height, compliant with the 30-foot height limit in the RMD zone. The Project incorporates one private roof deck for each of the units to meet the private open space requirement. Each roof deck is setback from building edge to increase privacy. The conforming height and setbacks in addition to building articulation diminishes potential visual and compatibility impacts to the adjacent residential uses and the surrounding neighborhood.

The Project meets the parking requirement for a multi-family project by providing two (2) covered parking spaces per unit plus one (1) guest and one (1) ADA guest parking space, for a total of ten (10) spaces. Vehicles will access the site from Herbert Street by means of a ten-foot-wide driveway. The driveway leads to a subterranean garage where vehicles can enter and exit the site facing forward. The configuration of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are designed to provide visibility and accessibility to ensure safety and usability. The Multi-Family Neighborhood Design Guidelines were reviewed as part of the Project and designed to meet the intent of the goals and objectives. 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 modern design of the building includes smooth white stucco facades broken up by vertical wood siding which helps to break up the massing along all building facades. Balconies and window placement also add visual interest to the building while reducing instances of blank façade. Patios and front door entrances encourage a soft transition between the public and private realm and enhance the pedestrian scale of the existing neighborhood. Privacy for all properties is also increased by setback of roof decks and offset of adjacent windows across property lines. 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.

C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements has been designed to create visual relief, complement structures, and provide an attractive environment and is consistent with the purpose and intent of this

Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The Project proposes various improvements to the site including new landscaping. In compliance with the CCMC all front, side and rear yards not devoted to paved driveways, walkways or patios will be provided with landscape. The street frontages will be landscaped, with a mix of Brisbane Box and Desert Museum Palo Verde Trees. The side yards will contain a line of Sweet Bay trees that will provide a continuous hedge along the part of the northern property line. Substantial ground cover will be placed along all other frontages. Trees, shrubs, and ground cover will be conditioned to include drought tolerant planting. The Project is subject to the City's Urban Forest Master Plan and will provide parkway landscape improvements as applicable. 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 deck setbacks to not impact the use, privacy, and enjoyment of neighboring residential properties. The Project is compatible with surrounding residential uses, which include mostly single-family homes with a mix of single-family and duplex units along Sawtelle Boulevard. The Project provides adequate onsite circulation and parking in compliance with all Zoning Code requirements. 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 will not produce any vehicular or pedestrian hazards as the driveway is designed to provide visibility towards and from the public right-of-way and allow for unimpeded access of automobiles over changes in driveway grade. Traffic studies were not required as it did not meet the minimum thresholds to conduct one. 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 subject building is shorter than the maximum allowable building height. Off-set window alignment and roof top deck setbacks increase privacy to neighboring properties. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Further, by providing additional housing in the neighborhood, the Project will serve the public interest and welfare.

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

5 The site is in an existing urbanized neighborhood and is currently developed with a single-
6 family dwelling. Therefore, public facilities to the site currently exist. It is not anticipated
7 that the proposed Project and resulting additional three (3) units will require new public
8 facilities. Upgrades to the existing facilities, if required, can be provided. Improvements
9 to the abutting right-of-way, such as new curb and gutter and street repaving, will be
10 implemented per the conditions of approval. Further, the existing and proposed public
11 service facilities necessary to accommodate the Project such as: the width and pavement
12 of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights,
13 proposed street trees, fire protection devices, and public utilities are adequately provided
14 as confirmed by the City agencies that reviewed the Project during the interdepartmental
15 review process.

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

18 Based on review of the Project plans, the proposed residential development is not
19 anticipated to result in any significant impacts on surrounding uses or be inconsistent with
20 the goals and policies of the General Plan. The proposed construction of four (4) new
21 residential dwellings will result in three (3) net new units at a density consistent with the
22 General Plan Medium Density Multiple Family Land Use designation. The Project is also
23 consistent with the goals of the General Plan Land Use Element Objective 2, which calls
24 for the retention and creation of housing throughout the City and the encouragement of
25 multiple-family housing opportunities within neighborhoods designated for this
26 development type. Furthermore, the addition of two (2) net new housing units will be
27 consistent with the goals and objectives of the General Plan Housing Element Objective
28 2, which calls for opportunities for developing a variety of housing types while protecting
29 the character and stability of existing Culver City neighborhoods. There is no specific
plan for the Subject Property and the Project is consistent with the Gateway
Neighborhood Multi-Family Design Guidelines.

30 **Tentative Parcel Map**

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

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

35 Per Section 17.210.020 – Table 2-4, Residential District Development Standards (RLD,
36 RMD, RHD), the RMD Zone permits up to four units to be developed on the subject

property, based on the allowance of one unit per 1,500 square feet of net lot area. Accordingly, the subdivision component of the Project will not increase the number of units allowed on the site or cause any physical changes to surrounding lots of similar zoning and density potential and, therefore, is not expected to have any detrimental impacts to the public welfare or to property or improvements in the vicinity. The dwelling units will comply with all applicable provisions of the Zoning Code and is permitted in the RMD Zone.

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

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

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

The General Plan Land Use Element designates the site as Medium Density Multiple Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to allow multiple family dwellings and encourage future developments of quality medium density housing. Per CCMC Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater. This section further notes condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of the Zoning Code. The subject site is consistent with the typical parcel size in the surrounding area and will not be modified because of the proposed map. Therefore, the proposed map is consistent with the applicable general plan, and there is no applicable specific plan.

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

The proposed development has vehicular access by means of a driveway apron directly adjacent to Herbert Street. Vehicular access onto the subject site is to be provided by means of a ten (10) foot wide easement for common use driveway purposes. The Project Site provides adequate on-site circulation and parking, in compliance with the Zoning Code and each proposed airspace lot will have access to an existing dedicated street approved by the City.

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

3 A Site Improvement Plan is required as a condition of approval which shall include
4 detailed on-site drainage and grading of the site indicated by topographical lines and spot
5 elevations. The condition of approval will ensure the proposed Project will be in
6 conformance with this required finding prior to any final approval of the proposed division.

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

9 Located within an existing urbanized residential neighborhood, the proposed division is
10 provided access by means of the existing public right-of-way, Herbert Street to the south.
11 Further, there were no items of potential interference identified between the proposed
12 subdivision and any street or Master Plan highway.

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

15 The existing parcel is currently developed with a single-family dwelling and has
16 easements located to provide various utilities to the site. The proposed subdivision will
17 not encroach into or interfere with these existing easements. Further, the site layout is
18 designed such that the proposed lots and associated dwelling units are located to allow
19 access and open space whereby future required easements may be adequately placed.
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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (2) approves Administrative Site Plan Review P2020-0188-ASPR and Tentative Parcel Map P2020-0188-TPM 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 February 2021.

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

Attested by:

SUSAN HERBERTSON, SENIOR PLANNER

EXHIBIT A
RESOLUTION NO. 2021-P001
Case No P2020-0188-ASPR/TPM
4095 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a four-unit condominium subdivision (the "Project"), for the property located at 4095 Sawtelle Boulevard (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	

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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.	The residential parking shall be constructed with the infrastructure necessary to comply with Section 17.320.035.O and provide a minimum of two (2) EV capable spaces, one (1) EV ready space, and one (1) EV Charger/Charging station space for required resident parking and minimum of one (1) EV ready guest parking space.	Planning	Special	
11.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Current Planning	Special	
12.	Each dwelling unit shall be equipped with its own individual gas, water, and electrical meter.	Current Planning	Special	
13.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
14.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
15.	Street trees shall be installed, 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	Public Works	Standard	

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GENERAL				
	existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.			
16.	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	
17.	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	
18.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Current Planning	Standard	
19.	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	Public Works	Standard	

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GENERAL				
	Division's exclusive franchise for this service.			
20.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
21.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building Safety/ Community Risk Reduction	Standard	
22.	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	
23.	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	
24.	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	
25.	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	
26.	Existing driveway approaches which will no longer be necessary due to this project shall be removed and reconstructed with full-height sidewalk, parkway, and curb and gutter. Also, it shall be designed to conformity with all provisions of the latest edition of the American Public Works Association Standard Plans	Public Works	Special	

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GENERAL				
	(APWA Standards).			
27.	The Site Plan shall show a 2-inch grind and overlay for the full width of Herbert Street along the project's frontage. Asphalt pavement shall be conventional	Public Works	Special	
28.	The project is required to remove (grind out) the existing stop control marking on Herbert Street at Sawtelle Boulevard, then reinstall it using thermoplastic along with the provision of pedestrian crosswalk across Herbert Street.	Public Works	Special	
29.	The parkway shall be replanted with drought tolerant landscape. Improvements in the parkway shall comply with the Culver City Urban Forest Master Plan and Residential Parkway Guidelines.	Public Works	Special	
30.	The Project shall provide adequate trash and recycling storage capacity to comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works/ EPO	Standard	
31.	Covenants, Conditions, and Restrictions (CC&Rs) shall be required to ensure management and maintenance of common access and easement areas. Draft CC&Rs shall be submitted to the City Attorney for review.	Planning	Special	
32.	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	
33.	The applicant shall provide fire sprinklers per NFPA 13 in the parking area and NFPA 13R in the dwelling units. The applicant shall contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Community Risk Reduction	Special	

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34.	The applicant shall provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.	Community Risk Reduction	Special	
35.	The applicant shall provide KNOX box with keys for all common doors and gates. The applicant shall provide KNOX key switch for electric gates and electric door strikes.	Community Risk Reduction	Special	
36.	The applicant shall provide addresses viewable and legible from the public way. Size and font shall meet Fire and Building Code requirements.	Community Risk Reduction	Special	
37.	The applicant shall provide a smoother surface from street to units and parking area for use of gurneys.	Community Risk Reduction	Special	
38.	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	
39.	The final map shall conform to the conditionally approved tentative map as approved by the Planning Commission on February 10, 2021.	Public Works	Special	
40.	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	
41.	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 Herbert Street and Sawtelle Boulevard. 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	

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GENERAL				
42.	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	
43.	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	
44.	The final map shall be recorded prior to the issuance of a certificate of occupancy.	Public Works	Special	
45.	Secure bicycle parking shall be provided to accommodate a minimum of ten (10) bicycles: Eight (8) 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	
46.	The applicant is required to establish a No Parking zone (red curb) for minimum distance of 50 feet at the abutting northwest intersection corner (i.e. minimum of 50 feet of the west side of Sawtelle Boulevard and 50 feet on the north side of Herbert Street measured from extension of the curb line).	Public Works/ Mobility	Special	
47.	The project is required to install a crosswalk across Herbert Street at Sawtelle Boulevard and	Public Works/	Special	

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	re-establish the stop control markings (stop bar and stop legend) on Herbert Street using thermoplastic.	Mobility		
48.	The applicant shall install a mirror at the 90-degree angle in the driveway to improve visibility and awareness of motorists approaching on both ends.	Public Works/ Mobility	Special	
49.	The applicant shall obtain an encroachment permit when conducting work within the public right-of-way. Permit shall be issued by the Culver City Public Works Department accompanied by a Traffic Control Plan consistent with California MUTCD to be reviewed and approved by the Mobility Division.	Public Works/ Mobility	Special	
50.	The applicant shall eliminate the portion of the enclosed rooftop stairwell above and beyond what is required to satisfy California Building Code to reduce the overall structural bulk and mass.	Current Planning	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
51.	A covenant and agreement, on a form provided by the Current 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 Current Planning Division.	Current Planning/ City Attorney	Standard	
52.	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	
53.	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. Landscape planters with hedges or decorative screens that separate roof decks	Current Planning/ Parks & Rec.	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	shall be included on landscape plans.			
54.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Current Planning/ Building Safety	Standard	
55.	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	
56.	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.	Building Safety/ Public Works	Standard	
57.	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	
58.	A Construction Traffic Management Plan shall	Public	Standard	

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	<p>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'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:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site</p>	Works		

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	staging and parking locations.			
59.	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 Safety	Standard	
60.	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	
61.	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	
62.	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	All Depts.	Special	

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	attend that meeting.			
63.	The applicant shall provide a title search to Building Safety to indicate any easements.	Building Safety	Special	
64.	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	
65.	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	
66.	Two (2) sets of on-site improvement plans (grading plans/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, and an erosion control plan. This plan shall be approved for on-site construction only.	Public Works	Special	
67.	Two (2) sets of off-site improvement plans (Street-Use 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.	Public Works	Special	
68.	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	
69.	The applicant shall provide an ALTA survey	Public	Special	

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	topographical map showing the existing structures on the lot and the lot lines. The map shall show the existing street trees, parking meters, parking tees, pull boxes (if any), etc.	Works		
70.	The applicant shall include the title reports to the existing properties upon submittal of the formal application.	Public Works	Special	
71.	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	
72.	The project is subject to the City's Sewer Facility Charge due to the change of use and increased density. The charge must be paid prior to the issuance of a Building Permit.	Public Works	Special	
73.	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. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works/ Building Safety	Special	
74.	The applicant shall submit a conceptual grading and drainage plan.	Public Works	Special	
75.	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	Public Works	Special	

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	is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.			
76.	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	
77.	A Tree Protection Zone shall be established so that street trees or their roots are not damaged during the project.	Public Works/ Street Maint.	Special	
78.	Dig Alert will be required prior to construction activity to mark any underground conduit.	Public Works/ Street Maint.	Special	

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79.	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	
80.	The Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
81.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety	Standard	
82.	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	
83.	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	
84.	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	

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85.	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	
86.	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	
87.	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	
88.	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	

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	<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 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</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
89.	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	
90.	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	

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DURING CONSTRUCTION				
	Site.			
91.	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	
92.	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	
93.	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: long pants, a shirt with sleeves, closed toe shoes, a hardhat, gloves, and eye and ear protection as necessary.	Building Safety	Standard	
94.	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	

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	Culver City Public Works/Engineering approval.			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
95.	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 September 17, 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	
96.	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 & Rec	Standard	
97.	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	
98.	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	All	Standard	

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	and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
99.	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	
100	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	
101	All street signs and existing painted curb fronting the site shall be refreshed before completion of the project.	Public Works	Special	
102	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	

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103.	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 February 10, 2021 , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
104.	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	
105.	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	
106.	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	

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	<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>			
107.	All graffiti shall be removed from the Property within 48 hours of its application.	Building Safety/ Current Planning/	Standard	

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		Public Works		
108.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
109.	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	
110.	Changes made to the project prior to 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	
111.	Modifications to façade or room configuration must be approved by the Planning Commission.	Current Planning	Special	
112.	The applicant shall maintain a trellis adjacent to trash rooms along the first floor Herbert Street frontage to facilitate vine growth along the façade.	Current Planning	Special	