

RESOLUTION NO. 2021-P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) APPROVING ADMINISTRATIVE SITE PLAN REVIEW P2020-0249-ASPR AND TENTATIVE PARCEL MAP NO. 83372, P2020-0249-TPM AND (2) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN EXCEPTION TO CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10: SUBDIVISIONS; TO ALLOW THE CONSTRUCTION AND CREATION OF THREE LOTS FOR THREE DETACHED TOWNHOME STYLE RESIDENTIAL UNITS AT 4044 MADISON AVENUE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (RMD) ZONE.

(Administrative Site Plan Review P2020-0249-ASPR and
Tentative Parcel Map P2020-0249-TPM)

WHEREAS on October 2, 2020, Madison Ave Ventures, LLC (the "Applicant") filed an application for Administrative Site Plan Review and Tentative Parcel Map to construct a two-story, three-unit, detached townhome-style residential development by creating three (3) new lots at 4044 Madison Avenue (the "Project"). The Project site is legally described as Lot 24 Block 14 of Tract No. 1775 in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Administrative Site Plan Review P2020-0249-ASPR: to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood, and;

2. Tentative Parcel Map P2020-0249-TPM: 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

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

4 3. Subdivision Design Standard Exception: To ensure the project meets the criteria,
5 set forth in Culver City Municipal Code (CCMC) Section 15.10.085 for approving an exception
6 to certain subdivision requirements;
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8 WHEREAS, the Project qualifies for a categorical Exemption, pursuant to CEQA
9 Section 15303, Class 3, New Construction and Conversion of Small Structures and Section
10 15315, Class 15 – Minor Land Divisions
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12 WHEREAS on February 10, 2021, after conducting a duly noticed public hearing on
13 the subject application, including full consideration of the application, plans, staff report,
14 environmental information and all testimony presented, the Planning Commission (i) by a vote
15 of ___ to ___ , adopted a Categorical Exemption, in accordance with the California Environmental
16 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
17 impacts; (ii) by a vote of ___ to ___ , conditionally approved Administrative Site Plan Review
18 P2020-0249-ASPR and Tentative Parcel Map P2020-0249-TPM (subject to City Council
19 approval of an exception to certain required subdivision design standards), as set forth herein
20 below; and (iii) by a vote of ___ to ___ , recommended to the City Council approval, pursuant to
21 CCMC Section 15.10.085, of an exception to a subdivision design standard requiring lot
22 frontage along a dedicated public street or access to the same via a certain sized “stem” of a
23 “flag lot” (CCMC 15.10.700.C), as set forth herein below.
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26 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
27 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
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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 standards of development and intent of the Medium Density Multiple-Family Residential (RMD) zoning district. The Project is proposing three (3) units, one unit less than the four-unit allowed density for a similarly sized parcel 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. The front unit entry faces Madison Avenue to provide an active street front, while rear units have entrances that face away from side property lines to increase neighboring privacy. The overall height is two (2) stories and 29 feet to top of roof deck parapet. This conforms with Zoning Code maximum for height and setbacks and, with the proposed façade articulation, meets the intent of the Gateway Neighborhood Multi-Family Design Guidelines. 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 provides a total of six (6) parking spaces in individual garages, consistent with code required parking for the three (3) proposed units. Vehicles will access the site from Madison Avenue by means of a sixteen-foot-wide driveway, compliant with zoning standards. The driveway descends into a below-grade, open-to-sky parking court where vehicles can enter and exit the garage in a forward-facing manner. Pedestrian access to the site is provided by walkways extending along the southern property line from Madison Avenue. 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 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 smooth grey and white stucco facades. Sloped metal roofing reduces the perception of bulk and mass as the building increases in height. Windows facing the public right-of-way create a more active street front, while windows facing adjacent properties are strategically placed to reduce alignment with windows on neighboring properties. Roof top decks are bounded by frosted glass railing and setback from edges of the building to protect neighboring privacy. Roof decks are accessed from exterior stairways that help to further setback the upper floor of the buildings adjacent to side 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. The use of sloped roofs and upper story setbacks helps to increase compatibility with the surrounding neighborhood.

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 landscape plan incorporates four (4) Western Rosebud Trees, three (3) in the rear of the property and one (1) in the front of the property. An existing Ficus Tree will remain along the parkway and a line of 12 Blue Italian Cypress will remain along the rear property line, assisting in maintaining privacy for the adjacent neighbor. Substantial ground cover will be placed in the front yard setback area and along the interior walkways. Lilac vine is proposed to grow along the retaining wall on the parking level. 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 multi-family dwellings and a small

collection of single-family, duplex, and triplex buildings. 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 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 need to 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 development is designed with adequate articulation and setbacks so the perception of the 29-foot building height will diminish towards the top of each unit. Roof top deck setbacks, off-set window alignment, and doors that face away from other properties will help to increase neighboring privacy. 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, streetlights, 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 a single-family home. The site is currently serviced by public utilities. The proposed project and resulting net new two (2) housing units are not anticipated to require 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, streetlights, 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 three (3) 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 the Gateway Neighborhood Multi-Family Design Guidelines.

Tentative Parcel Map

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

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

The proposed division will create three small lots for three detached townhome style dwelling units within one conforming standard land lot allowing separate ownership opportunities of the units. Per Section 17.210.020 – Table 2-4, Residential District Development Standards (RLD, RMD, RHD), the RMD Zone permits one dwelling unit per 1,500 square feet of lot area (maximum nine (9) units) to be developed on the subject property. Accordingly, the subdivision component of the Project will not increase the number of units allowed on the site, or cause any physical changes to the 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

1 **Commission or the Council and on file in the office of the City Clerk at or prior to**
2 **the time of filing of the application hereunder.**

3 The proposed subdivision is in compliance with the policies and standards of the City
4 including the City's General Plan. The Public Works Department has also reviewed the
5 Tentative Parcel Map and determined it will not be contrary to any adopted public
6 improvement plans. There is no overlay or Specific Plan designated for this area, and
7 the proposed subdivision will not conflict with other adopted plans or with the Gateway
8 Neighborhood Multi-Family Design Guidelines.
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10 **C. Each proposed lot conforms in area and dimension to the provisions of the**
11 **Zoning Code requirements, as set forth in Title 17 of this Code.**

12 CCMC Section 17.210.020 requires minimum lot dimensions of fifty (50) feet in width
13 and 100 feet in depth, and a minimum lot area of 5,000 square feet or the average area
14 of residential lots within a 500-foot radius of the proposed subdivision, whichever is
15 greater, and further notes condominium, townhome, or planned development projects
16 may be subdivided with smaller parcel sizes for ownership purposes, with a minimum
17 lot area determined through the subdivision review process, provided that the overall
18 development site complies with the minimum lot size requirements of this chapter. The
19 Project Site measures 50 feet in width by 135 feet in depth for a total of 6,750 square
20 feet, consistent with the parcels on the subject block. Within this standard lot, three
21 smaller parcels will be created for three townhome style units, which is permitted as
22 noted above. Thus, the project site conforms to the provisions of the Zoning Code. In
23 addition, review of the tentative parcel map by the Public Works Division has found the
24 map in substantial conformance with the City's requirements.
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1 **D. Each lot in the proposed division will front on a dedicated street or have a**
2 **vehicular access to a dedicated street approved by the City.**

3 The proposed development has vehicular access by means of a driveway apron directly
4 adjacent to Madison Avenue which is an existing public right-of-way abutting the western
5 (front) property line. The individual lots, corresponding dwelling units, and assigned
6 parking areas within the site, will be accessed by means of a sixteen (16) foot wide
7 easement for common use driveway purposes on the north side. A five (5) foot wide
8 common use pedestrian easement on the south side will directly connect units with the
9 public right-of-way. The project Site provides adequate on-site circulation and parking,
10 in compliance with the Zoning Code.

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13 CCMC Section 17.10.700.C, requires that all lots front on a dedicated public street or
14 have access to the same via a private street or the “stem” of a “flag lot”. Flag lots shall
15 be allowed only when, in the opinion of the Planning Commission, there is no reasonable
16 alternative. The Project site is only 50 feet wide fronting Madison Avenue and so the
17 Project’s rear lots can only be accessed from said dedicated public street with a flag or
18 stem. It is not reasonable nor physically possible to require a 50-foot frontage for the
19 rear lots. These lots, as discussed above, will have access via easements for common
20 use driveway and pedestrian purposes. Further an exception to the minimum stem or
21 flag width can reasonably be granted and is discussed below in the Subdivision Design
22 Standard Exception finding.

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25 **E. Each lot in the proposed division is so designed and arranged that drainage to an**
26 **approved drainage facility is provided for each lot.**
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1 Following review of the Tentative Parcel Map by the Public Works Department, it has
2 been conditioned that the applicant submit a Site Improvement Plan which shall include
3 detailed on-site drainage and grading of the site indicated by topographical lines and
4 spot elevations. Said plan will be required to meet the requirements of this finding.
5 Further, the proposed division is for townhome style lots within the project lot with
6 secured appropriate easements allowing drainage across the individual lots within the
7 project lot and is designed such that the drainage is not impeded. The conditions of
8 approval will ensure the proposed project will be in conformance with this required
9 finding prior to any final approval of the proposed division.
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12 **F. The proposed division will not interfere with the widening, extension, or opening**
13 **of any street or Master Plan highway.**

14 Located within an existing urbanized residential neighborhood, the proposed division is
15 provided access by means of the existing public right-of-way, Madison Avenue.
16 Following Public Works review of the Tentative Parcel Map, it was found that there is no
17 requirement to widen Madison Avenue. Further, there were no items of potential
18 interference identified between the proposed division and any known Street Master Plan
19 highway.
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22 **G. Lot lines are so designed that easements will be located in such positions as to**
23 **be suitable for the proposed use.**

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

Subdivision Design Standard Exception

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

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

The Zoning Code requires a minimum lot area of 5,000 square feet, or the average area of residential lots within a 500-foot radius of a proposed subdivision, and further states that condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process. The overall project will maintain its current 6,750 square foot lot area. The overall 50-foot lot width will not change, and the overall 135-foot lot width will not change. Through the subdivision processes, three small land lots for townhome style development will be created within the existing conforming lot.

CCMC Section 15.10.700 sets forth general design standards governing the approval of any subdivision map. Specifically, CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have access to the same via a private street or the “stem” of a “flag lot”. Flag lots shall be allowed only when, in the opinion of the Planning Commission, there is no reasonable alternative. The Project’s rear lot, which does not front on a dedicated public street, cannot accommodate the City Subdivision standard minimum of a ten-foot stem lot each (for stems which are contiguous for 50% or more of their length) per CCMC Section 15.10.700.C. The project is providing a sixteen (16)

1 foot wide driveway easement for the lots on which the dwellings will be located, similar
2 to a standard condominium or townhome development. The Project is consistent in
3 design and function with condominium and townhome developments. The key
4 difference is that each resident will own the dwelling as well as the land around it as
5 opposed to each resident owning the land around the dwellings in common. The 50-
6 foot lot width does not allow for three ten-foot-wide stems because the resulting driveway
7 would be 30 feet wide, diminishing the ability to provide a viable living space.
8

9 For these reasons, the conditions affecting the property warrant and require that an
10 exception be made to the requirement for public street frontage and the minimum stem
11 size required for access to the public street via a flag lot.
12

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

14 The exception does not violate the Subdivision Map Act because a sixteen (16) foot
15 wide easement for common driveway purposes is provided assuring the public right-of-
16 way access for all lots within the development.
17

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

20 All required subdivision findings can be made for the Project and all required vehicular,
21 pedestrian, and utility/drainage easements will be made a part of the final map assuring
22 all lots have required access to public rights-of-way. The exception will not be materially
23 detrimental to the public welfare nor injurious to the property or improvements in the
24 immediate vicinity.
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26 **SECTION 2.** Pursuant to the foregoing recitation and findings, the Planning
27 Commission of the City of Culver City, California, hereby (i) adopts a Categorical
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1 Exemption in accordance with the California Environmental Quality Act (CEQA), finding
2 the Project will not result in significant adverse environmental impacts; (ii) conditionally
3 approves Administrative Site Plan Review P2020-0249-ASPR and Tentative Parcel
4 Map, P2020-0249-TPM (subject to City Council's approval of an exception to certain
5 required subdivision design standards); and (iii) recommends to the City Council
6 approval of an exception to a subdivision design standard requiring lot frontage along a
7 dedicated public street or access to the same via a certain sized "stem" of a "flag lot"
8 (CCMC Section 15.10.700.C), subject to the conditions of approval set forth in Exhibit
9 A attached hereto and incorporated herein by this reference.
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12 APPROVED and ADOPTED this 10th day of February 2021.
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15 _____
16 DAVID VONCANNON - CHAIRPERSON
17 PLANNING COMMISSION
18 CITY OF CULVER CITY, CALIFORNIA

19 Attested by:

20 _____
21 SUSAN HERBERTSON, SENIOR PLANNER
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EXHIBIT A
RESOLUTION NO. 2021-P002
Case No P2020-0249-ASPR/TPM
4044 Madison Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a three-unit townhome subdivision (the "Project"), for the property located at 4044 Madison 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	

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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.	The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.	Current Planning	Special	
10.	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	
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 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	Public Works	Standard	

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GENERAL				
	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.	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/ EPO	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 Division's exclusive franchise for services.	Public Works/ EPO	Standard	
20.	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	
21.	Applicant shall remove and replace all existing sidewalk along the project's frontage. All new sidewalk shall be ADA compliant. This will require a separate permit through the Engineering Division.	Public Works	Special	
22.	The Project shall meet all provisions of CCMC	Trans.	Standard	

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GENERAL				
	Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".			
23.	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	
24.	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	
25.	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	
26.	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	
27.	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	
28.	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	
29.	Common use easements (or general common	Current	Special	

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GENERAL				
	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.	Planning		
30.	The applicant shall install fire sprinklers per CCMC 9.02 and the 2016 Fire Code Chapter 9. The Project is eligible to install a NFPA 13D system.	Community Risk Reduction	Special	
31.	Water meter and main line service to the Building shall meet the minimum requirement of one inch to ensure the hydraulic calculations for the fire sprinkler system.	Community Risk Reduction	Special	
32.	The Applicant shall install fire sprinkler in both new and existing portions of the building per CCMC 9.02.	Community Risk Reduction	Special	
33.	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	
34.	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 report/grant deed to indicate any easements.	Public Works	Special	
35.	Each unit shall have its own dedicated sewer lateral line. Sewer lateral lines shall be shown on plans.	Public Works	Special	
36.	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	
37.	The final map shall conform to the conditionally approved tentative map as approved by the Planning Commission and City Council.	Public Works	Special	
38.	The Tentative Map shall expire thirty-six (36) months after its approval or conditional approval by the Planning Commission. However,	Public Works	Special	

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GENERAL				
	approval of the tentative map shall be voided if the approval of the project's Administrative Site Plan Review expires.			
39.	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	
40.	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	
41.	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	
42.	The final map shall be recorded prior to the issuance of a certificate of occupancy.	Public Works	Special	
43.	Secure bicycle parking shall be provided to accommodate a minimum of eight (8) bicycles: Six (6) long-term parking spaces and two (2)	Public Works	Special	

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GENERAL				
	short-term spaces. Parking location, layout, and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide.			

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PRIOR TO BUILDING PERMIT ISSUANCE				
44.	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	
45.	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	
46.	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	

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PRIOR TO BUILDING PERMIT ISSUANCE				
47.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Current Planning/ Building Safety	Standard	
48.	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	
49.	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	
50.	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	
51.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer	Public Works	Standard	

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	<p>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 staging and parking locations.</p>			

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PRIOR TO BUILDING PERMIT ISSUANCE				
52.	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	
53.	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	
54.	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	
55.	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	

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PRIOR TO BUILDING PERMIT ISSUANCE				
56.	The applicant shall provide a title search to Building Safety to indicate any easements.	Building Safety	Special	
57.	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	
58.	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	
59.	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	
60.	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. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works	Special	
61.	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	

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PRIOR TO BUILDING PERMIT ISSUANCE				
62.	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	
63.	The project is subject to the City's Sewer Facility Charge due to the change of use and increased density.	Public Works	Special	
64.	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	
65.	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	
66.	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	
67.	A Tree Protection Zone shall be established so that street trees or their roots are not damaged during the project.	Public Works	Special	

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DURING CONSTRUCTION				
68.	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	
69.	The Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
70.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety	Standard	
71.	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	
72.	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	
73.	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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DURING CONSTRUCTION				
74.	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	
75.	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	
76.	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	
77.	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>			
78.	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	
79.	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.			
80.	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	
81.	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	
82.	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	
83.	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				
84.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on October 29, 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	
85.	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	
86.	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	
87.	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.			
88.	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	
89.	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	
90.	All street signs and existing painted curb fronting the site shall be refreshed before completion of the project.	Public Works	Special	
91.	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	
92.	The Applicant shall scan the approved grading plans and off-site improvement plans and shall forward them to the Engineering Division	Public Works	Special	

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ON-GOING				
93.	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	
94.	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	
95.	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	
96.	All graffiti shall be removed from the Property within 48 hours of its application.	Building Safety/ Current Planning/ Public Works	Standard	

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ON-GOING				
97.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
98.	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	
99.	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	
100.	Modifications to façade or room configuration must be approved by the Planning Commission.	Current Planning	Special	