

1 RESOLUTION NO. 2021-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
3 CULVER CITY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO.  
4 83431, P2021-0095-TPM TO ALLOW SUBDIVISION OF A TWO (2) UNIT  
5 RESIDENTIAL CONDOMINIUM IN THE TWO FAMILY RESIDENTIAL (R2)  
6 ZONE.

7 (Tentative Parcel Map No.83431, P2021-0095-TPM)

8 WHEREAS, on April 14, 2021, Wynstar Investments, LLC (the “Applicant”), filed an  
9 application for Tentative Parcel Map for the subdivision of a two (2) unit residential  
10 condominium (the “Project”). The Project site is legally described as Lot 3, and the  
11 Northwesterly 10 feet of the Northeasterly 153.97 feet of Lot 4 of Tract No. 3244, in the City  
12 of Culver City, County of Los Angeles, State of California; and,

13 WHEREAS, to implement the proposed Project, approval of a Tentative Parcel Map is  
14 required to ensure the subdivision complies with all required standards, City ordinances, and  
15 state law; to ensure lot sizes compatible with existing lot sizes in the immediate  
16 neighborhood; to provide necessary street dedication and improvements; and to prevent  
17 interference with the opening or extension of streets for emergency vehicle access, proper  
18 traffic circulation, drainage, and the future development of adjacent properties;

19 WHEREAS, the Project qualifies for categorical exemption, pursuant to CEQA Section  
20 15315, Class 15 – Minor Land Divisions; and

21 WHEREAS, on July 14, 2021, after conducting a duly noticed public hearing on the  
22 subject application, including full consideration of the application, plans, staff report,  
23 environmental information and all testimony presented, the Planning Commission (i) by a  
24 vote of \_ to \_, adopted a Categorical Exemption, in accordance with the California  
25 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse  
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29

1 environmental impacts; (ii) by a vote of \_ to \_, conditionally approved Tentative Parcel Map  
2 No.83431, P2021-0095-TPM;

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

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

7 **Tentative Parcel Map**

8  
9 As outlined in CCMC Section 15.10.630, the following required findings for a Tentative Parcel  
10 Map are hereby made:

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

12 Per Section 17.210.020 – Table 2-3, Residential District Development Standards (R1, R2,  
13 R3), the R2 Zone permits up to two (2) units to be developed on the subject property.  
14 Accordingly, the subdivision component of the Project will not increase the number of  
15 units allowed on the site or cause any physical changes to surrounding lots of similar  
16 zoning and density potential and, therefore, is not expected to have any detrimental  
17 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  
R2 Zone.

18 **B. The proposed division will not be contrary to any official plan adopted by the  
19 Council of the City of Culver City or to any policies or standards adopted by the  
20 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.**

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

25 **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.**

26 The General Plan Land Use Element designates the site as Low Density Two Family,  
27 which corresponds to the R2 Zone, and per the Land Use Element is intended to provide  
28 additional low-density housing opportunities and protect the low-density character of  
29 existing neighborhoods. Per CCMC Section 17.210.020, the R2 Zone requires a

1 minimum lot area of 5,000 square feet or the average area of residential lots within a 500-  
2 foot radius of proposed subdivision, whichever is greater. This section further notes  
3 condominium, townhome, or planned development projects may be subdivided with  
4 smaller parcel sizes for ownership purposes, with the minimum lot area determined  
5 through the subdivision review process, provided that the overall development site  
6 complies with the minimum lot size requirements of the Zoning Code. The subject site  
7 was legally subdivided in 1919 and will not be modified because of the proposed map.  
8 Therefore, the proposed map is consistent with the applicable general plan, and there is  
9 no applicable specific plan.

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

9 The proposed development has vehicular access by means of an independent driveway  
10 apron for each unit. Codes, Covenants, and Restrictions will provide parameters to  
11 maintain vehicular access points through the common areas. The Project Site provides  
12 adequate on-site circulation and parking in compliance with the Zoning Code and each  
13 proposed airspace lot will have access to an existing dedicated street approved by the  
14 City.

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

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

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

20 Located within an existing urbanized residential neighborhood, the proposed division is  
21 provided access by means of the existing public rights-of-way, Ince Boulevard to the north  
22 and Lucerne Avenue to the west. Further, there were no items of potential interference  
23 identified between the proposed subdivision and any street or Master Plan highway.

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

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

1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
2 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,  
3 in accordance with the California Environmental Quality Act (CEQA), finding the Project will  
4 not result in significant adverse environmental impacts; and (2) approves Tentative Parcel  
5 Map No. 83431, P2021-0095-TPM subject to the conditions of approval set forth in Exhibit A  
6 attached hereto and incorporated herein by this reference.  
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8  
9 APPROVED and ADOPTED this 14<sup>th</sup> day of July 2021.  
10

11  
12 \_\_\_\_\_  
13 - CHAIRPERSON  
14 PLANNING COMMISSION  
15 CITY OF CULVER CITY, CALIFORNIA

16 Attested by:

17 \_\_\_\_\_  
18 RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK  
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EXHIBIT A  
 PLANNING COMMISSION RESOLUTION NO. 2021-P006  
 Tentative Parcel Map No. 83431, Case No P2021-0095-TPM  
 July 14, 2021  
 9300 Lucerne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are being imposed on a <b>two-unit residential condominium subdivision</b> (the "Project"), for the property located at <b>9300 Lucerne Avenue</b> (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	Current Planning	Standard	

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	Development and Use Standards".			
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning	Standard	
10.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Current Planning	Special	
11.	Each dwelling unit shall be equipped with its own individual gas, water, and electrical meter.	Current Planning	Special	
12.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
13.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
14.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
15.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway	Public Works	Standard	

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	pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").			
<b>16.</b>	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	
<b>17.</b>	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
<b>18.</b>	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	
<b>19.</b>	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	
<b>20.</b>	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	
<b>21.</b>	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	

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<b>22.</b>	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	
<b>23.</b>	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 (APWA Standards).	Public Works	Special	
<b>24.</b>	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	
<b>25.</b>	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	
<b>26.</b>	Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, and utility drainage, and sewage access to public rights-of-way and City and utility main lines.	Current Planning	Special	
<b>27.</b>	The applicant shall provide a NFPA 13d fire sprinkler system per CCMC 9.02 and the 2016 California Fire Code Chapter 9.	Community Risk Reduction	Special	
<b>28.</b>	The applicant shall ensure that water meter and main line service to the building shall meet the minimum requirement of 1” to ensure the hydraulic calculations for the fire sprinkler	Community Risk Reduction	Special	



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<b>GENERAL</b>				
	system.			
<b>29.</b>	The applicant shall install a fire sprinkler system in both new and existing portions of the building per CCMC 9.02.	Community Risk Reduction	Special	
<b>30.</b>	The applicant shall provide KNOX box with keys for all common doors and gates.	Community Risk Reduction	Special	
<b>31.</b>	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	
<b>32.</b>	The applicant shall provide a smoother surface from street to units and parking area for use of gurneys.	Community Risk Reduction	Special	
<b>33.</b>	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	
<b>34.</b>	The final map shall conform to the conditionally approved tentative map as approved by the Planning Commission on July 14, 2021.	Public Works	Special	
<b>35.</b>	The Tentative Map shall expire thirty-six (36) months after its approval or conditional approval by the Planning Commission.	Public Works	Special	
<b>36.</b>	Durable monuments shall be set at all perimeter boundary corners. 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	
<b>37.</b>	All public improvements, as required by the approved Tentative Parcel Map, 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	Public Works	Special	

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<b>GENERAL</b>				
	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.			
<b>38.</b>	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	
<b>39.</b>	The final map shall be recorded prior to the issuance of a certificate of occupancy.	Public Works	Special	
<b>40.</b>	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	

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
41.	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	
42.	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	
43.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Current Planning/ Building Safety	Standard	

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<b>DURING CONSTRUCTION</b>				
44.	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	
45.	The Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
46.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety	Standard	
47.	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	
48.	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	
49.	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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<b>DURING CONSTRUCTION</b>				
50.	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	
51.	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	
52.	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	
53.	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	Building Safety/ Current Planning	Standard	

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	<p>original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the 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>			
<b>54.</b>	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	
<b>55.</b>	Flag persons with certified training shall be provided for work site traffic control to minimize	Building Safety/	Standard	

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	impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Project Site.	Public Works		
56.	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	
57.	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	
58.	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	
59.	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	Building Safety/ Public Works	Standard	

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	delivery trucks shall not be parked, on any neighboring property, nor shall they park in front or behind of any neighboring property without Culver City Public Works/Engineering approval.			



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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
<b>60.</b>	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 <b>May 10, 2021</b> 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	
<b>61.</b>	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	
<b>62.</b>	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:  A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, 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	All	Standard	

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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
	City's computer system.			
<b>63.</b>	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	
<b>64.</b>	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	
<b>65.</b>	All street signs and existing painted curb fronting the site shall be refreshed before completion of the project.	Public Works	Special	

EXHIBIT A  
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 Tentative Parcel Map No. 83431, Case No P2021-0095-TPM  
 July 14, 2021  
 9300 Lucerne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
66.	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 <b>July 14, 2021</b> , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
67.	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	
68.	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	
69.	All graffiti shall be removed from the Property within 48 hours of its application.	Building Safety/ Current Planning/ Public	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
		Works		
<b>70.</b>	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
<b>71.</b>	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	
<b>72.</b>	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	