

City of Culver City
Project Review Committee (PRC) Comments
PRC Meeting – August 6, 2026

4076-4080 Lafayette Place
Site Plan Review, Density Bonus, Lot Merger
Case Number: P2026-0156

Project Description: The project site is composed of 2 adjacent parcels developed with a single-family dwelling and three detached residential units, respectively. The proposal includes demolition of all existing site improvements and construction of a 6-story, 70,678 sq. ft. 40-unit residential building (including 3 Very Low-Income units and 3 Moderate-Income units) with 44 parking spaces.

Estimated project valuation: \$12,000,000

CURRENT PLANNING DIVISION – Andrea Fleck
(310) 253-5737 | andrea.fleck@culvercity.gov

Process

1. The project application is **deemed incomplete**. The applicant is required to respond to all comments and corrections from all Divisions and Departments noted in the incomplete letter (under separate cover) prior to the application being deemed complete. The applicant shall also address all comments and corrections noted in this document.

After formal resubmittal staff will review to determine if all issues that resulted in an incomplete application are addressed. When the project is deemed complete, staff will draft the staff report and within 60 to 90 days a Planning Commission public hearing will be scheduled with a 21-day public comment period. Notice of public hearing shall be posted at the project site(s) by applicant per City Standards.

2. Senate Bill (SB) 330:
 - An SB 330 preliminary application was submitted for this project on February 18, 2026. SB 330 locks in City standards in place on the date of submittal of the SB 330 preliminary application.
 - The applicant has 90 days from the date of this letter to submit the information necessary to complete the application. If the requested information is not submitted within the 90-day period, the SB 330 preliminary application shall expire and have no further force or effect.
 - If the project is revised to change the number of units or square footage of construction by 20% or more, a new SB 330 preliminary application must be submitted to vest the applicable standards for the revised project.
 - Following approvals, the project must begin construction within the applicable timeframe set forth in Government Code section 65589.5 following the date of approval or the project will lose any/all vested rights afforded by the corresponding preliminary application submittal.

Comments/Corrections

Preliminary Construction Management Plan (CMP):

3. Please revise the Preliminary CMP to remove all references to after-hours construction work (including, but not limited to, pages 6 and 16). The City's process for approving extended construction hours does not apply to projects located within residential zoning districts.
4. Remove all references to City approval required for Sunday construction hours (including, but may not be limited to, pages 10, 16, and 23).
5. The preliminary CMP shall show the location of temporary power, portable toilet(s), and trash and material storage.
6. Will there be enough clearance for the entry of excavation equipment from the southeast corner of the site, off the alley? Figure 6 (page 12).

Affordable Housing Plan (AHP):

7. Please revise Section 3.3 (page 8) to correct the total number of units per floor. The unit counts currently total 39 rather than 40.
8. Please update Sections 4.1 and 4.2 (pages 9 and 10), and Exhibit B (page 20) based on 2026 figures. Please make the same correction to page 2 of the Density Bonus Report.

Plans:

9. Please clarify whether the mechanical equipment identified on the northwest side of the roof is proposed within an enclosure or shown as a placeholder area. The size and location of the corresponding feature in the elevation does not appear to be consistent with the roof plan. Please revise the plans as necessary to ensure the roof plan and elevations accurately and consistently depict the proposed design. (Sheet A170, A201, A202)
10. Please clarify and accurately depict the transformer footprint and height dimensions across the floor plan and elevations. Ensure the transformer representation is consistent with the proposed equipment dimensions (Sheets A110, and A110a. A203).
11. Please update the rendering (Sheet A212) to accurately depict the proposed transformer and associated screening.
12. Based on 2,820 square feet of outdoor common open space on the roof deck, five trees (1/600 sf of outdoor common open space) are required and shall be located on the roof deck. Please update plans accordingly (various sheets).
13. Trees required for the balance of the site shall be calculated based only on landscaped areas that are not subject to separate tree planting requirements, such as street setbacks and outdoor common open space areas. Please revise the calculations accordingly (G001)
14. ODS 2.2.1 – Compliance with the window alignment standard shall be demonstrated by showing that no more than 20% of each individual window or balcony with an existing

neighboring window or balcony unless required visual screening is provided. Please revise the window alignment calculations and plans accordingly (Sheet G015 and other affected sheets).

15. Bicycle racks must be 30" away from obstructions in all directions, including at the head of the rack (Sheet A120)
16. Please provide the turning radii and vehicle turning templates for the proposed ramp turn to demonstrate that vehicles traveling in each lane can safely maneuver through the turn.
17. The following items, prepared by a licensed traffic engineer, are required to evaluate the proposed driveway ramp slope:
 - Vehicle profile exhibits demonstrating that representative passenger vehicles with short and long wheelbases can pass over the proposed ramp profile without undercarriage interference.
 - Sight distance analysis demonstrating that the proposed driveway ramp slope will not impair visibility for drivers exiting the ramp, including adequate sight distance to identify pedestrians, including children, traveling near the ramp access point.

Other:

18. Provide a Word version of the Certificate of Compliance pages 1-3 be provided in the event other required edits are identified prior to recording.
19. A covenant restricting the use of the existing rumpus room at 4076 Lafayette Pl is currently recorded against the property. The covenant would no longer be applicable upon demolition of the existing structure. The property owner may wish to request termination of the covenant at that time.
20. Please provide annotated responses to these PRC comments upon resubmittal.

Conditions of Approval

1. The project is subject to applicable conditions of approval in Standard Conditions and Approval (Exhibit "A") and Standard Code Requirements (Exhibit "B") adopted by Planning Commission Resolution.
2. The project must comply with the State's Replacement Unit Requirements, which ensure the replacement of removed or demolished units, including affordability and tenant protection provisions as applicable. Prior to permit issuance, applicant must complete the Replacement Unit Determination form and process with the Housing and Human Services (HHS) Department.
3. The required affordable dwelling units must be made available to income eligible households as defined by applicable law and HCD defined affordable rent standards. The applicant shall coordinate with the Housing and Human Services Department to confirm the eligibility of all selected occupants and meet all other applicable requirements. The income and affordability limits must remain in effect by covenant for at least 55 years, or other time period required by law. Upon approval of a density bonus, the applicant must enter into a binding Affordable Housing Agreement (AHA) with the City, detailing the specific terms of the bonus, including the provision of the agreed-upon affordable units and (if applicable) community benefits The

agreement shall be recorded against the property and shall be binding on all future owners, heirs, and assigns. The executed AHA be recorded against the land prior to final map approval, or, where a map is not being processed, prior to issuance of building permits for the project. The AHA shall be binding on all future owners and successors in interest.

4. As part of the AHA, all restricted units will be monitored on an annual basis by the Culver City Housing and Human Services Department. The monitoring is to ensure all restricted units are occupied by income eligible households and that the Affordable Units are within the HCD standards of charging an Affordable Unit based on unit size and household income level.
5. The project shall comply with all applicable conditions of approval imposed through consultation with participating California Native American tribes, in accordance with California Public Resources Code Section 21080.66.
6. The applicant shall complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
 - A. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
 - B. If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
 - C. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

Additional project conditions of approval will be developed as the proposal is refined during the next steps of the review process.

BUILDING SAFETY DIVISION – Timothy Koutsouros

(310) 253-5802 | tim.koutsouros@culvercity.gov

All Building Safety Division comments on Current Planning Division discretionary reviews are preliminary. A complete code review will be done at the time of permit application. A complete code analysis shall be part of the permit submittal. Very limited plans and plan information has been made available for review. This is a high-level preliminary review, code specifics have not been investigated.

Comments and Conditions of Approval

1. Informational: Additional information on Culver City Building Safety Division permit submittal processes can be found at <https://www.culvercity.gov/BuildingSafety>.

2. Informational: The Culver City Building Safety Division requires separate permits for building, electrical, plumbing, mechanical, shoring, demo work, site walls, swimming pools, building signage, and solar systems. Each permit process is separate, with its own application, fees, submittal package, and permit issuance.
3. Informational: The overall building safety permits application may be submitted via the [Online Permits Portal](#).
4. Informational: The document submittal requirements and procedures for submittal may be found at [Building Safety Permits - City of Culver City](#).
5. Informational: The Culver City Community Risk Reduction (CRR) Division issues its own permits for fire sprinkler and fire alarm systems. Please consult the Culver City CRR Division at (310) 253-5925.
6. Informational: The Culver City Engineering Division issues its own permits for civil and grading work. Please consult the Culver City Engineering Division at (310) 253-5600.
7. Informational: All new utilities shall be installed underground or within building construction. No overhead utilities shall be permitted.
8. Informational: The construction permit application review time estimate is 25 City working days and may be extended at the discretion of City staff.
9. Informational: Pedestrian protection is required for overhead construction. A fence and canopy with fall protection are required at the public right-of-way when there is overhead work per CBC Chapter 31. If work is on the public right-of-way, it will require a Street Use permit through the Public Works Department.
10. Informational: The submitted plans were preliminary. Additional comments will be provided with updated plans with any requested information.
11. Coordinate with local utility providers such as Golden State Water (GSW), SoCal Edison, SoCal Gas, etc., for easements, vaults, encroachments, valve placements, will-serve letter, and equipment location early in the process to avoid delays.
12. Informational: The soil report will be reviewed during the plan check process by our third-party plan review consultant. The current fee estimate is \$2,500 for the first submittal and \$750 thereafter.
13. Condition of Approval (CoA): Provide a survey showing property boundaries, structures, structure locations, and any easements.
14. CoA: Provide parking for construction workers and construction vehicles, storage for all materials storage, and staging areas. Construction workers, construction vehicles, and delivery

trucks shall not park on any neighboring property, nor shall they park in front or behind any neighboring property without Culver City Public Works Engineering Division approval.

15. CoA: The overall construction submittal documents shall indicate any construction staging areas proposed. The Culver City Public Works Engineering Division will require a separate permit for the temporary use of any City right-of-way.
16. CoA: Provide flag persons during any activity that might impact citizens' vehicles or pedestrians. The project is responsible for all trash generated during construction. Any graffiti shall be immediately painted over immediately.
17. CoA: Provide a screened fence on all sides of the property during construction. During construction, any violations of the project conditions of approval may result in administrative assessments and/ or general stop-work orders. 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.
18. CoA: A comprehensive photo record of adjacent properties must be submitted before any major construction begins. Submit a digital copy of the photos to Building Safety as part of the Construction Management Plan (CMP).
19. CoA: Construction hours shall follow the CCMC and/or any more restrictive project-specific requirements, and/or any Culver City Current Planning Division approved Temporary Use Permit. All concrete pours, worker staging, and any on-site or off-site activities must start and end within the permitted construction hours. No staging or any other activity is allowed outside of these hours. Every effort shall be made to minimize noise on site, and no music is permitted. During construction, place a temporary construction sign with the superintendent's name and phone number, the contractor's name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site—long pants, a shirt with sleeves, closed-toe shoes, a hardhat, gloves, and eye and ear protection as necessary. Submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction, maintain a designated location for the special inspection reports and engineer's reports for easy access by Building Safety staff.
20. CoA: All trucks driving to the job site shall obtain Culver City haul route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.
21. CoA: A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities. Whoever will be the on-site field superintendent MUST attend the construction kick-off meeting. The pre-construction meeting is to take place prior to ANY permit issuance where the drawings are substantially complete.
22. CoA: Culver City Building Safety reserves the right to adjust allowed construction staging areas during the project, or apply administrative assessments, or post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.

23. CoA: Projects shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees are paid, with the associated complete plan and supporting documentation set, unless otherwise vested in prior standards in accordance with SB 330. 2025 California Building Codes starting submittals January 1, 2026.
24. CoA: A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Demolition Permit plan check approval process. The CMP shall be approved prior to issuance of the Demolition Permit. The comprehensive CMP shall include all plans specified in the conditions of approval, such as the Pedestrian Protection Plan, Construction Traffic Management Plan, vector/pest control abatement plan, and recycle plan. In addition, the plan will identify the areas of construction staging, worker parking locations, temporary power, portable toilets, and trash and material storage locations.
25. CoA: A full comprehensive code analysis shall be part of the plan check submittal set. It shall include, but not be limited to, means of egress plan, fire-rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height, and area analysis.
26. CoA: The project shall comply with SB 7 for submeters, operations, and maintenance. A letter shall be provided to the Building Safety Division attesting to this. Contact tim.koutsouros@culvercity.gov to discuss.
27. CoA: To streamline the permit and inspection process, it is recommend that the applicant provide, at the time of plan submittal and prior to final, a letter from a CASp regarding plan review and compliance
28. CoA: A minimum of 1-2" Inner Diameter Schedule 40 PVC, Galvanized Pipe or 2" HDPE SDR11 Conduit for entrance to the facility. This Conduit shall be terminated and marked as "Reserved for CCX" in the main telecom room or MPOE where telecommunications facilities will be distributed throughout the building/property [in this case most likely a networking cabinet]. If there will be more than one of these locations an additional internal 2" Conduit shall be provided between rooms and marked as noted above for CCX. The Conduit shall be marked and terminated in a vault adjacent to the property line as close to the edge of the Public Right of Way as reasonable and marked as "Reserved for CCX". The vault shall be placed with minimum dimensions of 2'w x 2'L x 2'd. This shall be covered by a lid that meets a minimum of 10000 lb load and shall be for the exclusive use of CCX. All conduit shall be capped or plugged and it shall include a 1/4" poly rope placed from the MPOE to the property line conduit termination for placement of telecom cable in the future.
29. CoA: Verify GO 95 utility clearance with the utility before permit issuance.
30. CoA: Coordinate water check valve location with Golden State Water. It should be within 5' of the property line.
31. Comply with all Culver City, California, Code of Regulations local amendments. They can be found under Culver City Municipal Code Section 15.02.

[http://library.amlegal.com/nxt/gateway.dll/California/culver/themunicipalcodeofthecityofculvercitycal?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:culvercity_ca](http://library.amlegal.com/nxt/gateway.dll/California/culver/themunicipalcodeofthecityofculvercitycal?f=templates$fn=default.htm$3.0$vid=amlegal:culvercity_ca)

FIRE DEPARTMENT, COMMUNITY RISK REDUCTION DIVISION – Dave Montgomery
(310) 253-5929 | dave.montgomery@culvercity.gov

Conditions of Approval

1. Provide fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact the Community Risk Reduction Division (CRR) for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).
2. Provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.
3. Provide an address viewable from the public way.
4. Provide a KNOX box with keys for all common doors and gates.
5. Provide a KNOX key switch for electric gates and electric door strikes.
6. Provide smoother surface from street to units and parking area for use of Gurneys.
7. Provide stretcher-compliant elevator.

PUBLIC WORKS, ENGINEERING DIVISION – Sammy Romo
(310) 253-5619 | sammy.romo@culvercity.gov

Comments

1. Please update the Certificate of Compliance for Lot Merger as follows (see attached mark-up for reference):
 - a. Replace all references to “Lot Line Adjustment” with “Lot Merger”.
 - b. Replace all references to “Community Development Department” with “Planning and Development Department” and update Director to Emily Stadnicki.
 - c. Update Government Code Sections and other language as noted in the mark-up.

Conditions of Approval

1. 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 plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.

2. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.
3. Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.
4. Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.
5. Upon completion of rough grading, 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
6. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.
7. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic periods.
8. 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 for any construction staging occurring on adjacent property
9. Prior to the commencement of any excavation, the applicant shall install a temporary construction fence around the site. The height and fence material is subject to approval by the City Engineer.

10. The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.
11. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.
12. Prior to the issuance of a building permit, 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
13. A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City's Public Works Department for review and be approved by the City Engineer prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed by the City's Fire and Police Departments. The Construction Traffic Management Plan shall contain but not be limited to the following:
 - a. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.
 - b. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Project Site, and maps showing access to and within the Project Site and to adjacent properties.
 - c. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.
 - d. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.
 - e. The location and travel routes of off-site staging and parking locations.
14. 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 Site.
15. Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent businesses. Off-site staging locations shall be approved by the City Engineer and 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 site.
16. Construction-related vehicles shall not be permitted to park on public streets.
17. During construction, pedestrian access along the project's frontage shall be maintained at all times.

18. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.
19. Project shall remove and replace all existing sidewalk. All new sidewalk shall be ADA compliant.
20. If existing street lights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation
21. All new utility lines fronting the site shall be undergrounded by the applicant.
22. Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.
23. All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.
24. The applicant shall install drought tolerant plants in the parkway per the City's Parkway Planting Guidelines along with irrigation.
25. The property owner shall maintain all new street trees along the property frontage at his/her sole cost and expense for up to one year.
26. Removal of any street trees will require replacement at 2:1 ratio.
27. All backflow prevention assemblies ("backflows") shall be placed on site. Backflows shall not be placed in the public right-of-way. Coordinate with Golden State Water Company early in the design phase; GSWC typically will not allow water laterals into underground parking garage before the backflow preventer assembly unit.
28. Two new street trees shall be planted in the parkway on La Fayette Place. Tree species shall be according to the Urban Forest Master Plan.
29. Applicant shall dedicate 4 feet of alley along the project's frontage. Dedication shall require new alley paving.
30. The project shall repave the alley. The structural section shall be constructed according to the geotechnical engineer's recommendation.
31. The project shall reconstruct the alley approach so that it is ADA compliant.
32. The site plan shall show removal and replacement of all sidewalk along Braddock Drive and also La Fayette Place along the project's frontage. Sidewalk shall be four inches thick over four inches crushed miscellaneous base (CMB). Sidewalk shall be ADA compliant.

MOBILITY & TRAFFIC ENGINEERING (M&TE) DIVISION – Thomas Check
(310) 253-5627 | thomas.check@culvercity.gov

Comments

1. CEQA: Based on trip generation information provided by the applicant as part of their Memorandum of Understanding for Transportation Study (MOU) submittal, the project is anticipated to generate 204 net new trips. Based on the City's Transportation Study Criteria and Guidelines (adopted July 13, 2020, as amended), projects that result in less than 250 daily trips are cleared from having to conduct a VMT impact analysis to comply with CEQA. Therefore, further VMT impact analysis is not required.
2. MOU Comments:
 - a. Payment for the MOU was received on 7/29/2026.
 - b. Please explain how the trip directional distribution on the 1st page and the trip and traffic volume distribution in Figures 3 and 4 was determined.
 - c. To evaluate the project's vehicular impacts on the surrounding street network, the applicant shall collect baseline volume and speed data on the street segments below. Data must be collected Monday through Friday on all street segments for the same days, excluding street sweeping days. Data may not be collected during a week in which CCUSD campuses are closed for instruction (e.g., Labor Day). The use of automated data collection devices (e.g., tubes) is acceptable. Add these street segments to the "Residential Streets" section on page 1 of the MOU:
 - i. Lafayette PI between Culver Blvd and Braddock Dr (midblock).
 - ii. Braddock Dr between Lafayette PI and the alley northeast of and parallel to Lafayette PI.
 - iii. Braddock Dr between Irving PI and the alley southwest of and parallel to Lafayette PI.
 - d. Based on the data collected in 3(c), provide an analysis of current and anticipated traffic volumes and speed. Include figures illustrating (1) existing & anticipated daily trips and (2) existing & anticipated daily trips during the AM and PM peak hour periods.
3. Update the visibility triangle in the project plans (A110, A110a, etc.) such that the leg of the triangle that is parallel with the sidewalk is 8 feet and the leg that is collinear with the proposed/new property line is 20'. Insert the following note on the plans:

A clear sight visibility triangle shall be maintained at the easterly corner of the property adjacent to the intersection of the alley and Braddock Drive. The required sight visibility triangle shall consist of an 8-foot leg beginning at the property's easterly corner and extending southwesterly along the southeasterly property line, and a 20-foot leg beginning at the property's easterly corner and extending northwesterly along the northeasterly property line, connected by a straight line. No fence, wall, hedge, landscaping, sign, utility cabinet, architectural feature, or other obstruction shall be installed or maintained within the sight visibility triangle between elevations 2 feet and 8 feet above the adjacent alley grade. The City Engineer may approve limited encroachments into the sight visibility triangle where required to protect utilities or other essential infrastructure, provided such encroachments are minimized and do not materially impair sight distance or create a hazard to pedestrians or motorists.

Conditions of Approval

1. The applicant shall install 4 short-term bicycle parking racks in the public right-of-way along its frontage. The proposed locations of the bike racks shall be shown on the project's Offsite Improvement Plans.
2. A clear sight visibility triangle shall be maintained at the easterly corner of the property adjacent to the intersection of the alley and Braddock Drive. The required sight visibility triangle shall consist of an 8-foot leg beginning at the property's easterly corner and extending southwesterly along the southeasterly property line, and a 20-foot leg beginning at the property's easterly corner and extending northwesterly along the northeasterly property line, connected by a straight line. No fence, wall, hedge, landscaping, sign, utility cabinet, architectural feature, or other obstruction shall be installed or maintained within the sight visibility triangle between elevations 2 feet and 8 feet above the adjacent alley grade. The City Engineer may approve limited encroachments into the sight visibility triangle where required to protect utilities or other essential infrastructure, provided such encroachments are minimized and do not materially impair sight distance or create a hazard to pedestrians or motorists.
3. As part of the sidewalk replacement along Braddock Dr and Lafayette Pl (see Engineering Division comment #12), the applicant shall reconstruct the corner of Braddock Dr & Lafayette Pl to current City standard, including relocation of any conflicting utilities.
4. The project shall replace any parking meters, signs and posts, signal poles, and any other traffic and parking control devices within the public right-of-way if damaged by the project construction.
5. Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD.

PUBLIC WORKS, ENVIRONMENTAL PROGRAMS & OPERATIONS (EPO) – May Ng
(310) 253-6406 | may.ng@culvercity.gov

Conditions of Approval

1. 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 Environmental Programs and Operation Division’s exclusive franchise for services.
2. Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341 waste, and Senate Bill 1383 diversion goals and all City requirements.
3. Trash enclosure/room shall have a minimum 10 feet clear opening with gates for bin access, separate tenant access door shall be provided for daily use (disposal) to the trash enclosure/room, 6”x6” concrete curbing along the interior wall, and drain inlets directly connected to the private sewer system for maintenance purposes.

4. The City of Culver City shall provide all waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010.

CULTURAL AFFAIRS DIVISION – Sally Unsworth

(310) 253-6003 | sally.unsworth@culvercity.gov

Comments

1. ART IN PUBLIC PLACES PROGRAM - This project will trigger the City's Art in Public Places Program (APPP) as outlined in CCMC 15.06 et seq. If the APPP allocation (1% of total Building Permit valuation for the project, including shoring permits) is \$75,000 or more, the applicant has several options for fulfilling the APPP requirement including payment of an in-lieu fee to the Cultural Trust Fund prior to Building Permit issuance or commission of permanent art for the site.

The applicant shall indicate how they wish to fulfill the APPP requirement prior to Planning Commission review of the project. If the applicant is choosing to fulfill the APPP requirement with permanent art, the plans as presented to Planning Commission shall identify potential site(s) for art and a description of what type of art is being considered (mural, sculpture, etc.). All art commissioned in fulfillment of the APPP requirement shall be installed and a covenant executed and recorded prior to final inspection or Certificate of Occupancy. Additional requirements for the commission of art are outlined in detail in CCMC 15.06.100 – 15.06.180.

Covenanted low- and moderate-income and senior citizen housing units and buildings that are dedicated primarily to non-profit performing arts spaces and museum uses for as long as the performing arts or museum uses are exempted. Calculate the valuation by taking the full square footage valuation for the project (hard costs) and calculate how much that total square footage is for the 34 market-rate units (core and shell) plus associated spaces (ex. parking and additional subterranean garage spaces). If the valuation for these spaces is less than \$500K, then the project is exempt. If more than \$500K, then we would calculate the fee based on that market rate units valuation + associated valuation and encourage the developer to pay the corresponding APPP fees.

TRANSPORTATION DEPARTMENT – Henry Phipps

(310) 253-6523 | henry.phipps@culvercity.gov

No comments.