PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

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August 17, 2026

Sara Houghton
Westside Capital, LP
9663 Santa Monica Boulevard, No. 1091
Beverly Hills, California 90210

RE: NOTICE OF DECISION OF ADMINISTRATIVE SITE PLAN REVIEW AND TENATIVE TRACT MAP (P2026-0037-ASPR,-TTM) FOR CONSTRUCTION OF A 7-UNIT CONDOMINIUM DEVELOPMENT
4030 La Salle Avenue, Medium Density Multiple Family (RMD) Zone

Dear Sara Houghton:

This letter is to inform you that your application for an Administrative Site Plan Review, P2026-0037-ASPR, and Tentative Tract Map, P2026-0037-TTM, to construct a new 7-unit condominium located at 4030 La Salle Avenue has been approved. A detailed project description, background, analysis, and public outreach summary are incorporated herein as Attachment 1. The approval is subject to the outlined conditions incorporated herein as Attachment 2.

This administrative decision may be appealed in accordance with Title 17, Section 17.640.030 Appeals, by any interested person within 15 calendar days of approval, by 5:30 PM. If no appeal is filed, the decision shall become final.

For any inquiries, please contact Reese Hammons, Acting Assistant Planner, at (310) 253-5712 or reese.hammons@culvercity.gov.

Sincerely,

Emily Stadnicki
Planning and Development Director

Enclosures:
- Attachment 1 – Project Background, Analysis, and Findings
- Attachment 2 – Conditions of Approval
- Attachment 3 – Preliminary Development Plans

Copy: Decision Letter Binder
Project Review Committee
Case File No. P2026-0037-ASPR, -TTM

Attachment 1 - Project Background, Analysis, and Findings
Administrative Site Plan Review and Tentative Tract Map
4030 La Salle Ave. – P2026-0037-ASPR, -TTM

Background

On February 25, 2026, Sara Houghton, representing Westside Capital, LP, (the "Applicant") applied for an Administrative Site Plan Review (ASPR) and Tentative Tract Map (TTM) to allow the development of a seven-unit condominium building on a 6,750 square foot parcel at 4030 La Salle Avenue (the "Project Site") in the Medium Density Multiple Family (RMD) Zone. Pursuant to Culver City Municipal Code (CCMC) Section 17.540.010 – Applicability, review and approval of an ASPR is required for construction of between three and 25 units, subject to compliance with all applicable standards, required findings per CCMC Section 17.540.020 – Findings and Decision, and conditions of approval. Pursuant to CCMC Section 15.10.025 – Types of Maps Required, a TTM is required for subdivisions creating five or more lots or condominiums, subject to compliance with all applicable standards, and required findings per CCMC Section 15.10.095 – Map Findings.

Site Description

The Project Site is located on the easterly side of La Salle Avenue between Culver Boulevard and Braddock Drive. The property is generally flat in topography and rectangular in shape, measuring approximately 50 feet wide and 135 feet long for a total gross area of 6,750 square feet. The Site is currently undeveloped.

Surrounding Area/General Plan/Zoning

The property is in an urbanized area surrounded by a mix of multi-family and single-family homes.

Location	Zoning	General Plan Land Use
North	RMD	Medium Density Multifamily
East	RMD	Medium Density Multifamily
South	RMD	Medium Density Multifamily
West	RMD	Medium Density Multifamily

Project Description

The proposed development is seven condominium units in a four-story building, with one unit on the ground floor, and two units on each subsequent floor. Exterior finishes include limestone, light metal and beige stucco. The structure has a maximum height of 43 feet with additional height for an elevator.

The buildings meet all applicable Code-required setbacks. The units vary in size and include one one-bedroom/one-bathroom unit and six three-bedroom/three-bathroom units. The project's units will be market-rate.

Rooftop decks are setback at least five feet from roof edge and include planters to provide residents with private outdoor space while creating natural screening for enhanced privacy. Sustainable features include two short-term bicycle parking spaces and a bicycle parking room with eight long-term bicycle parking spaces.

Traffic, Parking, Circulation

Parking includes six spaces located underneath the upper floors. On-site circulation and parking design meet CCMC standards, ensuring safe maneuvering and minimized risks to pedestrians. The driveway is designed to provide clear sightlines between pedestrians and vehicles and adequate drive aisle space, ensuring vehicles can exit the site in a forward-facing direction.

Open Space and Landscaping

The project complies with open space requirements by providing private patio space, private roof decks, and a common roof deck area, exceeding Code required minimums. The preliminary landscape plans emphasize sustainability with native, drought-tolerant, and low-water-use plantings. Landscaping covers a minimum of 278 square feet of the front yard setback area which achieves 55% coverage standards and enhances the project's aesthetic appeal.

SB 330/SB 8 Compliance

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified in the law. The Property is currently undeveloped.

Environmental Determination

The proposed Project qualifies for a CEQA exemption under Section 15332, Class 32 – Infill Development. The Project is consistent with applicable General Plan policies and Zoning Code regulations, is located within city limits on a site less than five acres in an urbanized area, has no value as habitat for endangered, rare, or threatened species, and would not result in significant impacts related to traffic, noise, air quality, or water quality.

Public Outreach

One community meeting was held for the Project. During the meeting, residents raised concerns regarding construction impacts, parking availability and potential impacts to on-street parking, traffic along La Salle Avenue, and the proposed building height in relation to the surrounding neighborhood. The applicant indicated that standard best management practices would be implemented throughout construction. The Project as proposed meets all applicable height standards and parking requirements of the Zoning Code and is subject to approval of a Comprehensive Construction Management Plan prior to issuance of a building permit.

On June 17, 2026, notice of the pending administrative decision and invitation to provide comments was sent to adjacent property owners and occupants of the Project Site. The public comment period closed on July 2, 2026. The City received comments expressing concerns regarding the Project's potential environmental impacts, the applicability of the CEQA Class 32 categorical exemption and the adequacy of the supporting evidence, parking adequacy given the provision of six spaces for seven housing units, and the Project's compliance with applicable zoning and General Plan requirements.

Staff's review determined that the Project meets the criteria for a Class 32 categorical exemption. The Project Site is located within a built-out neighborhood and is surrounded by other multifamily residential development. Although the Project is not required to provide parking, it offers six at-grade parking spaces, which can be provided without substantial grading or excavation.

Accordingly, the Project is not anticipated to result in substantial impacts related to traffic, noise, air quality, or water quality that would warrant additional environmental review. The Project Site has remained undeveloped for approximately nine years and was previously developed with a single-family dwelling. The current site and surrounding conditions, along with the period of vacancy, do not indicate that the site has developed into an environmentally sensitive area. Based on the available information, the Project does not present unusual circumstances that would preclude the use of the Class 32 exemption. The Project otherwise complies with all applicable Zoning Code and objective design standards and is consistent with the General Plan.

Findings:

As outlined in CCMC Title 17, Section 17.540.020, the following required findings for an Administrative Site Plan Review are hereby made:

1. **Project does not have a specific, adverse impact on public health or safety. A "specific adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions in existence on date application was deemed complete.**

   Based on the proposed scope of work and preliminary plans, the project is not expected to have a specific, adverse impact on public health or safety, as defined by a significant, quantifiable, direct, and unavoidable effect under applicable standards. The applicant has committed to submitting a Comprehensive Construction Management Plan (CMP) that will include all required conditions for pedestrian safety, traffic control, pest abatement, waste management, and site logistics prior to permit issuance. Since these standard protections will be implemented through the forthcoming CMP, no unavoidable adverse impacts are anticipated.

2. **The project 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 and objective design standards, as existed on the date the application was deemed complete.**

   The proposed seven-unit condominium at 4030 La Salle Avenue complies with RMD zoning, which allows up to 50 dwelling units/acre. The project complies with all other applicable zoning standards including setbacks, height, and objective design criteria in effect when the application was deemed complete. The development aligns with the purpose and intent of the Zoning Code, ensuring it meets all necessary development standards for approval.

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

   The proposed seven-unit residential development will not result in significant impacts on surrounding uses and is consistent with the General Plan’s goals and policies. The project will add seven net new units at a density compatible with the Medium-Density Multifamily designation, which permits multifamily residences. Furthermore, the addition of seven net new units will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation of market rate units for Culver City and will be consistent with Objective 2 of the Housing Element, which encourages opportunities for developing a variety of housing types while protecting the character and stability of existing neighborhoods. There is no applicable Specific Plan for this area.

4. 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 project site is situated within a developed urban neighborhood. All essential public infrastructure and services are already available to serve the property. The City's interdepartmental review has confirmed that existing and planned public facilities - including roadways, utilities, drainage systems, pedestrian infrastructure, and emergency services - are fully adequate to support the proposed development.

Attachment 2 – Conditions of Approval and Code Requirements
Administrative Site Plan Review and Tentative Tract Map
4030 La Salle Ave. – P2026-0037-ASPR, -TTM

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. 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. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines. The applicant shall install drought tolerant plants in the parkway per the City's Parkway Planting Guidelines.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works	Standard	
4.	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.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
5.	The project shall place a pull box and conduit on-site to connect to the project's proposed networking room for future Culver Connect fiber consideration.	Public Works	Standard	
6.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
7.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
8.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Standard	
9.	Project shall remove and replace all curb, gutter, and sidewalk. All new sidewalks shall be ADA compliant.	Public Works	Standard	
10.	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.	Public Works	Standard	
11.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A	Public Works/ Fire/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
12.	In the Site Plan, show all items in the public right-of-way, including street trees, streetlights, etc. Do not remove any street trees. If removal of street tree(s) is desired, submit an application for street tree removal. Submittal of application for street tree removal does not constitute automatic authorization to remove street trees.	Public Works	Special	
13.	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 complete building permit application submittal.	All Depts	Standard	
14.	Backflow preventors and/or any other fire apparatus shall be placed on private property.	All Depts	Standard	
15.	The property shall be maintained regularly from entitlement issuance to Certificate of Occupancy. This includes keeping the site free of trash and litter, overgrown vegetation and weeds, standing water, graffiti and advertisements, broken fencing or torn screening materials, and dilapidated structures.	Current Planning/ Code Enf.	Standard	
16.	Provide a copy of a title search to Building Safety to indicate any easements.	Building	Standard	
17.	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 CMP	Building	Standard	
18.	A Soils report shall be submitted at the building permit application.	Building	Special	
19.	Project shall comply with SB 7 for submeters, operations and maintenance. A letter shall be provided to Building Safety Division attesting to this.	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
20.	All backflow prevention assemblies ("backflows") shall be placed on site. Backflows shall not be placed in the public right-of-way.	Public Works	Standard	
21.	The project shall comply with the following Community Risk Reduction requirements: a. The applicant shall provide fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC). b. The applicant shall provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling. c. The applicant shall provide addresses viewable and legible from the public way. Size and font shall meet Fire and Building Code requirements. d. The applicant shall provide a KNOX box with keys for all common doors and gates. e. The applicant shall provide a KNOX key switch for electric gates and electric door strikes. f. The applicant shall provide smoother surface from street to units and parking area for use of Gurneys.	CRR	Standard	
22.	Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including traffic control plan consistent with the CA MUTCD.	Public Works Mobility	Standard	
23.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
24.	A covenant and agreement, on a form provided by the Current Planning Division and 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	
25.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved 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 approved by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
26.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components: a. A Pedestrian Protection 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 City Engineer. b. 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 reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. 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 Property. 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. F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. c. A Demolition Debris Recycling Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. 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. d. A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California 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. e. The CMP shall address implementation of the following measures during construction:			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. f. Foundation shoring and/or foundation piles. When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
27.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
28.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).			
29.	a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	
30.	The applicant shall coordinate with SCE for overhead conductor easements, encroachments, and clearances. Clearance is required from SCE prior to permit issuance.	Building	Special	
31.	Verify compliance with GO 95 utility clearance requirements with the applicable utility provider prior to permit issuance.	Building	Special	
32.	The applicant shall landscape the parkway with drought tolerant plants according to the City's parkway planting guidelines. Off-site landscape plans to be submitted to Engineering Division for review and approval prior to Building Permit Issuance.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
33.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, 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/ Current Planning	Standard	
34.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
35.	During construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Standard	
36.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
37.	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. 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	Standard	
38.	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 Current Planning Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
39.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
40.	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.	Building/ Public Works	Standard	
41.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
42.	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; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
43.	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. 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. Off-site staging shall be at locations 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 except along the frontage of the construction site and shall be approved by the City Engineer.	Building/ Public Works	Standard	
44.	If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be	Public Works		

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	approved by the Public Works Inspector prior to installation.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
45.	All provisions, and requirements set forth in these Conditions of Approval, in the Decision Letter approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on 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	
46.	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 digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as 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 that are certified by the project architect and engineer.	All	Standard	
47.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
48.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. e. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.	All	Standard	
49.	Final Map Requirements A. The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized todo such work, by the State of California. B. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission. C. Approval of the tentative map shall be for a period of 3 years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires. D. Durable monuments shall be set at all perimeter boundary corners. At least 2 monuments shall be set on the prolongation of the property's northerly and southerly boundary with the centerline of Lincoln Avenue. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least 4 points, with lead and tags, and centerline tie notes filed with the Engineering Division.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	E. The final map shall include a 5 foot easement off the rear property line for sanitary sewer purposes. F. All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map. G. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. 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.			
50.	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.	Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
51.	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.	Current Planning	Standard	
52.	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	
53.	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, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
	shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.			
54.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
55.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
56.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
57.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan.	Current Planning	Standard	
58.	Any requirements, project design features, and conditions 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 incorporated herein by this reference as though fully set forth in these Conditions of Approval and shall be completed as specified therein.	Current Planning	Standard	

NO.	**CODE REQUIREMENTS**	Agency
1.	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 the Project Conditions of Approval.	Current Planning
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit') shall expire one 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 Current Planning Division prior to the expiration of the land use permit.	Current Planning
3.	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
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning
7.	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
8.	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
9.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building
10.	Each dwelling unit shall be equipped with its own individual water meter.	Building

NO.	**CODE REQUIREMENTS**	Agency
11.	The Project shall be reviewed under the building code edition adopted when Building and Safety receives an application and plan check fees are paid, with the associated complete plan and supporting documentation set.	Building
12.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All
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. 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
14.	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. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 and SB 1383 waste diversion goals and all City requirements.	Public Works
15.	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
16.	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	Public Works

NO.	**CODE REQUIREMENTS**	Agency
	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.	
17.	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 the Building permit.	Public Works
18.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works
19.	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
20.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works/ Current Planning
21.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building
22.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building
23.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:	City Attorney

NO.	CODE REQUIREMENTS	Agency
	A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City; iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only). Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning. The foregoing is not an exclusive list of requirements, and the Project is subject to each, and every provision set forth in CCMC Subchapter 9.11.200, et seq.	
24.	Upon completion of the rough grading and prior to vation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.	Public Works
25.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works

GLOSSARY OF ABBREVIATIONS

American Public Works Association Standard Plans	APWA Standards.
Culver City Municipal Code	CCMC
Construction Management Plan	CMP
Community Risk Reduction	CRR
Environmental Programs and Operations (Public Works)	EPO
Electrical Vehicle	EV
Homeowner's Association	HOA
Standard Urban Stormwater Mitigation Plan	SUSMP
Stormwater Pollution Prevention Plan	SWPPP
Transit Oriented Development	TOD

PROJECT DESCRIPTION	
PROJECT DESCRIPTION	NEW CONSTRUCTION 4-STORY CONSISTING OF ONE LEVEL OF TYPE I-A AND THREE LEVELS OF TYPE V-A CONSTRUCTION, 7 BY-RIGHT CONDOMINIUM UNITS AND 6 PARKING SPACES W/ MODERATE SITE GRADING/MODIFICATION.
OCCUPANCY	R-2 (CONDOMINIUM UNITS), B (LOBBY); A-3 (ROOF DECK); S-1 & S-2 (STORAGE)
FIRE SPRINKLER SYSTEM	FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13
FIRE ALARM	MANUAL FIRE ALARM
PROJECT FUNDING	THIS PROJECT IS 100% PRIVATELY FUNDED. THIS PROJECT IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY. THIS PROJECT DOES NOT RECEIVE TAX CREDIT FROM STATE OR FEDERAL. THIS PROJECT IS NOT A TCAC FACILITY OR A SOCIAL SERVICE CENTER.

PROJECT ADDRESS AND LEGAL DESCRIPTION	
SITE ADDRESS	4030 LA SALLE AVENUE CULVER CITY, CA 90232
ZONE	RMD (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL) DISTRICT
LOT AREA	6,750.0 S.F.
ASSESSOR PARCEL #	4207-011-018
TRACT	TR 1775
MAP REFERENCE	BOOK 21, PAGES 190 AND 191
BLOCK	11
LOT(S)	21
ARB	NONE
FLOOD ZONE	NO
METHANE HAZARD	NO

APPLICABLE CODES
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CEngC)
2022 CALIFORNIA FIRE CODE (CFC) / 2023 LA COUNTY FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
CITY OF CULVER CITY MUNIPAL CODE (CCMC)

TYPE OF CONSTRUCTION - I-A	
FIRE RESISTANCE RATING OF BUILDING ELEMENTS (CBC - TABLE 601)	
PRIMARY STRUCTURAL FRAMING	3 HR
BEARING WALLS (EXTERIOR)	3 HR
BEARING WALLS (INTERIOR)	3 HR
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 1/2 HR
NONBEARING WALL (EXTERIOR / INTERIOR)	EXTERIOR = 1HR, IF X < 30', 0 HR, IF X > 30', INTERIOR = 0HR
FIRE RESISTANCE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5)	
X < 5	1 HR
5 ≤ X < 10	1 HR
10 ≤ X < 30	1 HR
X ≥ 30	0 HR

TYPE OF CONSTRUCTION - V-A	
FIRE RESISTANCE RATING OF BUILDING ELEMENTS (CBC - TABLE 601)	
PRIMARY STRUCTURAL FRAMING	1 HR
BEARING WALLS (EXTERIOR)	1 HR
BEARING WALLS (INTERIOR)	1 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
NONBEARING WALL (EXTERIOR / INTERIOR)	EXTERIOR = 1HR, IF X < 30', 0 HR, IF X > 30', INTERIOR = 0HR
FIRE RESISTANCE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5)	
X < 5	1 HR
5 ≤ X < 10	1 HR
10 ≤ X < 30	1 HR
X ≥ 30	0 HR

BUILDING DENSITY (PER CCMC SECTION 17.210.020)	
LOT AREA	6,750.0 S.F.
MAXIMUM DENSITY RATIO (CCMC)	50 UNITS / ACRE (7.75 D.U.)
MINIMUM DENSITY RATIO (CCMC)	20 UNITS / ACRE (3.10 D.U.)
PROPOSED DENSITY	7 DWELLING UNITS

ALLOWABLE BUILDING SETBACKS (PER CCMC SECTION 17.210.020)		
	REQUIRED	PROVIDED
FRONT YARD	10'-0"	10'-0" W/ 5'-0" UPPER-LEVEL BALCONY PROJECTION*
SIDE YARDS (INTERIOR)	5'-0"	5'-0" W/ 6" ARCHITECTURAL FEATURE PROJECTION*
REAR YARD	15'-0"	15'-0"
* ALLOWABLE PROJECTIONS INTO SETBACKS PER CCMC 17.300.020(E) TABLE 3-1.		

ALLOWABLE NUMBER OF STORIES (PER CCMC 17.210.020)	
ALLOWABLE NUMBER OF STORIES (BY RIGHT)	NO STORY LIMIT
NUMBER OF STORIES PROPOSED	4 STORIES + ROOF DECK

ALLOWABLE BUILDING HEIGHT				
CODE SECTION: CBC TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE				
LEVEL	CONST. TYPE	OCCUP. GROUP	ALLOWABLE NO. OF STORY	PROPOSED HT/ STORY
1ST	I-A	B, R-2, S-1 & S-2	UNLIMITED	N/A
2ND - 4TH & ROOF DECK	V-A	R2 (2ND - 4TH) A-3 (ROOF DECK)	4-STORIES EQUIPPED W/ AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ 903.3.1.1 (NFPA 13)	3-STORIES W/ ROOF DECK

BUILDING HEIGHT / GRADE PLANE CALCULATION		
LOCATION	PROPERTY LINE / 6'-0" OFFSET (PER CBC)	5'-0" BLDG OFFSET (PER ZONING)
NORTH CORNER*	+ 90.82'	+ 90.82'
EAST CORNER*	+ 90.31'	+ 90.31'
SOUTH CORNER*	+ 89.17'	+ 89.17'
WEST CORNER*	+ 89.29'	+ 89.29'
GRADE PLANE	+ 89.90'	+ 89.17' LOWEST POINT
*REFER TO A100 SITE PLAN & G100 SURVEY		
ALLOWABLE ZONING CODE HEIGHT		43'-0" + ALLOWABLE PROJECTIONS
PROPOSED ZONING CODE HEIGHT		42'-1.1" W/ 5'-0" MAX PARAPET PROJECTION AND 13'-6" MAX ELEVATOR PROJECTION PER CCMC 17.300.025(C)
ALLOWABLE BUILDING CODE HEIGHT		60'-0" (WITH AREA INCREASE)
PROPOSED BUILDING CODE HEIGHT		44'-6"

ALLOWABLE AREA ANALYSIS							
LEVEL	CONST. TYPE	OCCUP. GROUP	AREA (SF)	TABULAR AREA (At)	NON-SPRINKLERED FACTOR (NS)	(If)	Sa
1ST FL.	I-A	R-2, S-1, S-2, B	4,458 SF	UNLIMITED	UNLIMITED	0	1
TYPE I-A TOTAL AREA = UNLIMITED SF*			4,458 SF				
* ALLOWABLE AREA IN ACCORDANCE WITH EQUATION 5-2 (CBC 506.2.3) Aa = [At + (NS x If)] X Sa; Aa = [UNLIMITED SF + (UNLIMITED SF X 0] X 1 = UNLIMITED SF							
2ND FL.	V-A	R-2	4,458 SF	36,000 SF	12,000 SF	0	1
3RD FL.	V-A	R-2	4,458 SF	36,000 SF	12,000 SF	0	1
4TH FL.	V-A	R-2	4,312 SF	36,000 SF	12,000 SF	0	1
TYPE V-A TOTAL AREA < 48,000 SF*			13,808 SF				
* ALLOWABLE AREA IN ACCORDANCE WITH EQUATION 5-2 (CBC 506.2.3) Aa = [At + (NS x If)] X Sa; Aa = [24,000 SF + (24,000 SF X 0] X 1 = 24,000 SF; MAX. BUILDING IS 24,000X2 = 48,000 SF							

FLOOR AREA CALCULATIONS		
LOCATION	ZONING	CBC
1ST FLOOR	1,735 SF	4,458 SF
2ND FLOOR	4,311 SF	4,458 SF
3RD FLOOR	4,311 SF	4,458 SF
4TH FLOOR	4,311 SF	4,312 SF
ROOF	-	580 SF
TOTAL	14,668 SF	18,266 SF

UNIT SCHEDULE		
UNIT TYPE	NUMBER OF BEDROOMS	COUNT
1 BEDROOM	1	1
3 BEDROOM	3	6
TOTAL		7

PARKING REQUIREMENTS		
REQUIRED VEHICULAR PARKING (BY RIGHT PER CCMC)		
0 STALL - PER CCMC 17.320.020, THERE SHALL BE NO MINIMUM REQUIRED PARKING FOR ANY USE.		
PROPOSED TOTAL VEHICULAR PARKING		
6 STALLS (1 ADA STALL + 5 STANDARD STALLS)		
BICYCLE PARKING SUMMARY (BY RIGHT PER CCMC)		
BICYCLE CLASSIFICATION/ PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
SHORT-TERM 1 SPACE/ 10 UNITS FOR 3-25 DU	2 SPACES (7 / 10=0.7 ~2 MIN)	2 SPACES
LONG-TERM 1 SPACE/ UNIT FOR 3-25 DU	7 SPACES	7 SPACES

OPEN SPACE AREA CALCULATION (PER 17.210.020 TABLE 2-4)		
REQUIRED OPEN SPACE	1,050 SF (150 SF/UNIT (MIN. 50% @ 60 SF PRIVATE OPEN SPACE))	
PROVIDED OPEN SPACE	UNIT 01 (PRIVATE OPEN SPACE)	154 SF
	UNIT 02 (PRIVATE OPEN SPACE)	146 SF
	UNIT 04 (PRIVATE OPEN SPACE)	146 SF
	UNIT 06 (PRIVATE OPEN SPACE)	521 SF
	UNIT 07 (PRIVATE OPEN SPACE)	502 SF
	COMMON ROOF DECK	1,218 SF
	TOTAL OPEN SPACE PROVIDED	2,687 SF

DEFERRED SUBMITTALS	
1	ELEVATOR
2	AUTOMATIC FIRE PROTECTION (FIRE SPRINKLERS)
3	MANUAL FIRE ALARM SYSTEM AND MONITERING PER 907.2.9.1-907.2.23 (SMOKE DETECTORS)
4	EMERGENCY RESPONDER RADIO COVERAGE
ALL DEFERRED SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT AND/OR ENGINEER OF RECORD SHALL LIST THE DEFERRED ITEMS ON THE PLANS. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD WHO SHALL REVIEW THEM AND PROVIDE A NOTATION ON THE PLANS AND ANY SUPPORTING CALCULATIONS INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. PLANS SHALL THEN BE FORWARDED TO THE LOS ANGELES BUILDING AND SAFETY DIVISION FOR REVIEW AND ADDITIONAL PLAN CHECK AND PERMIT FEES SHALL APPLY.	



VICINITY MAP | SCALE N.T.S. | 1

K T A

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architects stamp

consultant

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#	DATE	ISSUE DESCRIPTION

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

LA SALLE

4030 LA SALLE AVE.
CULVER CITY, CA 90232

PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

PROJECT INFORMATION

SHEET:

G003

Dimensions and Setbacks

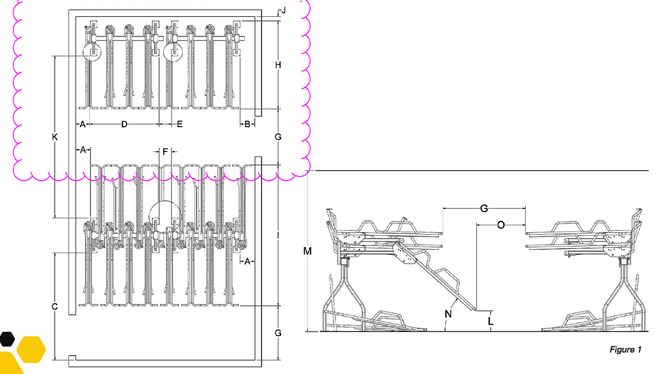


Figure 1

4

Single-Sided Configuration	"A"	"B"	"D"	"E"	"G"	"H"	"I"	"K"	"L"	"M"	"N"	"O"
17" Handlebar Spacing 4 Bike			27"									
17" Handlebar Spacing 6 Bike			44"									
17" Handlebar Spacing 8 Bike			61"	9"								
17" Handlebar Spacing 10 Bike			78"									
17" Handlebar Spacing 12 Bike			95"									
17" Handlebar Spacing 14 Bike			112"									
17" Handlebar Spacing 16 Bike			129"									
18" Handlebar Spacing 4 Bike			27"									
18" Handlebar Spacing 6 Bike	15.5"	5"	44.5"		48" Min.							
18" Handlebar Spacing 8 Bike			62.5"	10.5"	72" Reccomended			142.25" Min. 166.25" Reccomended	12" (lower position) 20" (upper position)	104"	42 degrees	26.5" Min. 50.5" Reccomended
18" Handlebar Spacing 10 Bike			80.5"			76.5"	2"					
18" Handlebar Spacing 12 Bike			98.5"									
18" Handlebar Spacing 14 Bike			116.5"									
18" Handlebar Spacing 16 Bike			134.5"									
24" Handlebar Spacing 4 Bike			33.5"									
24" Handlebar Spacing 6 Bike			57.5"	16.5"								
24" Handlebar Spacing 8 Bike			81.5"							96"		
24" Handlebar Spacing 10 Bike			105.5"									
24" Handlebar Spacing 12 Bike			129.5"									
30" Handlebar Spacing 4 Bike			40.5"									
30" Handlebar Spacing 6 Bike			70.5"	19.5"								
30" Handlebar Spacing 8 Bike			100.5"									
30" Handlebar Spacing 10 Bike			130.5"									

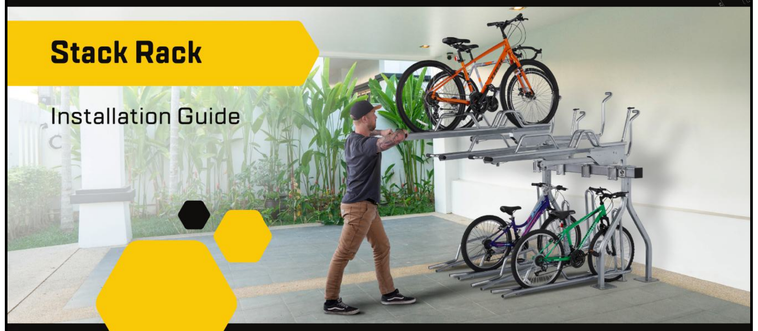
5

SARIS INFRASTRUCTURE

Bike Parking

Stack Rack

Installation Guide



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2

Tell Us What You Think!

★★★★★

Sarisinfrastructure.com/ products/stack-rack



Submit Your Installation Photos!

Nothing makes us happier than seeing our infrastructure products out in the wild!

Submit your photos at the link below.

www.sarisinfrastructure.com/contact/submit-photos

3

Thanks for purchasing a Saris Stack Rack!

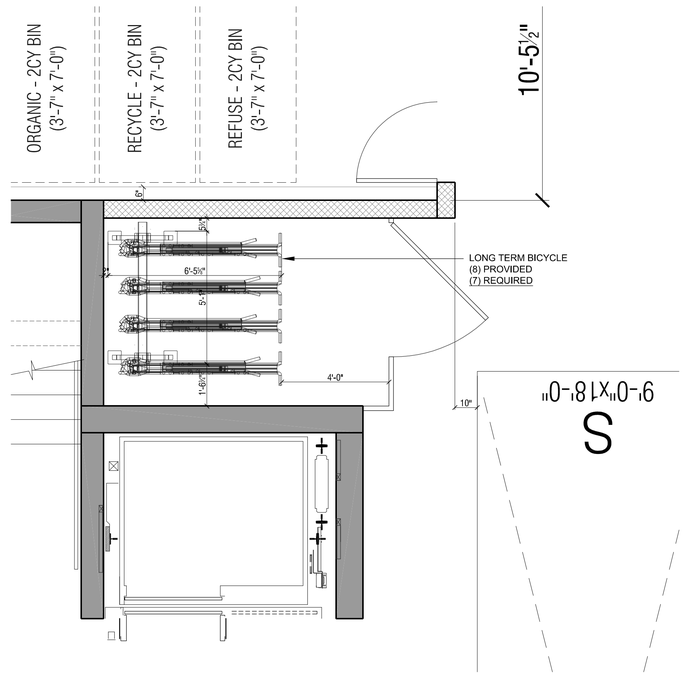
Congratulations on choosing a world-class two-tier bicycle parking system! The Stack Rack was designed and manufactured in the Upper Midwest; the steel comes from local foundries, and the end product was carefully produced by our beloved staff in Madison, WI.

The Stack Rack is a customizable, two-tiered lift-assist bicycle parking system that combines industrial design and strength with dual spacing to maximize density and usability. Flexibility in bike spacing, rack configuration, and modular design make this system adaptable to nearly any installation location. Best of all, it's easy to assemble and maintain.

Please read and understand the following instructions before beginning your installation.

Everyone here at Saris wants you to be happy with this product.

Please contact us at sales@sarisinfrastructure.com or 800-783-7257 should you need anything.



BICYCLE STORAGE SPECIFICATION — SCALE N.T.S. — 02

ENLARGED BICYCLE PARKING ROOM — SCALE 3/8" = 1'-0" — 01

K T A

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architects stamp

consultant

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D R A F T
NOT FOR CONSTRUCTION

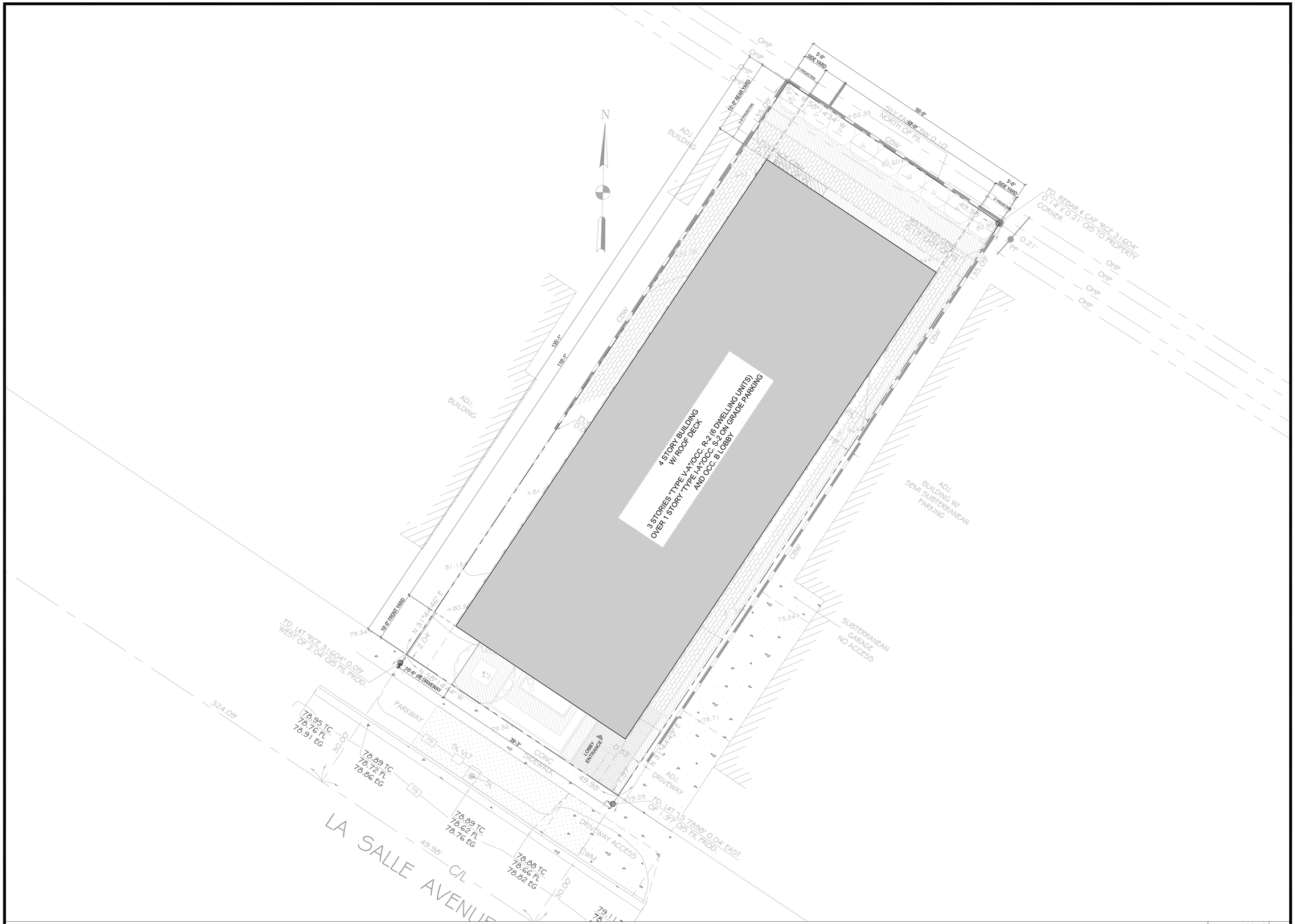
PROJECT TITLE:
LA SALLE

4030 LA SALLE AVE.
CULVER CITY, CA 90232

PIC/PM: –
DRAWN BY: –
JOB NO: 25-12

DRAWING TITLE:
BICYCLE SPECIFICATIONS

SHEET:
G410



SITE PLAN | SCALE 3/32" = 1'-0" | 01

K T A

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architects stamp

consultant

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#	DATE	ISSUE DESCRIPTION

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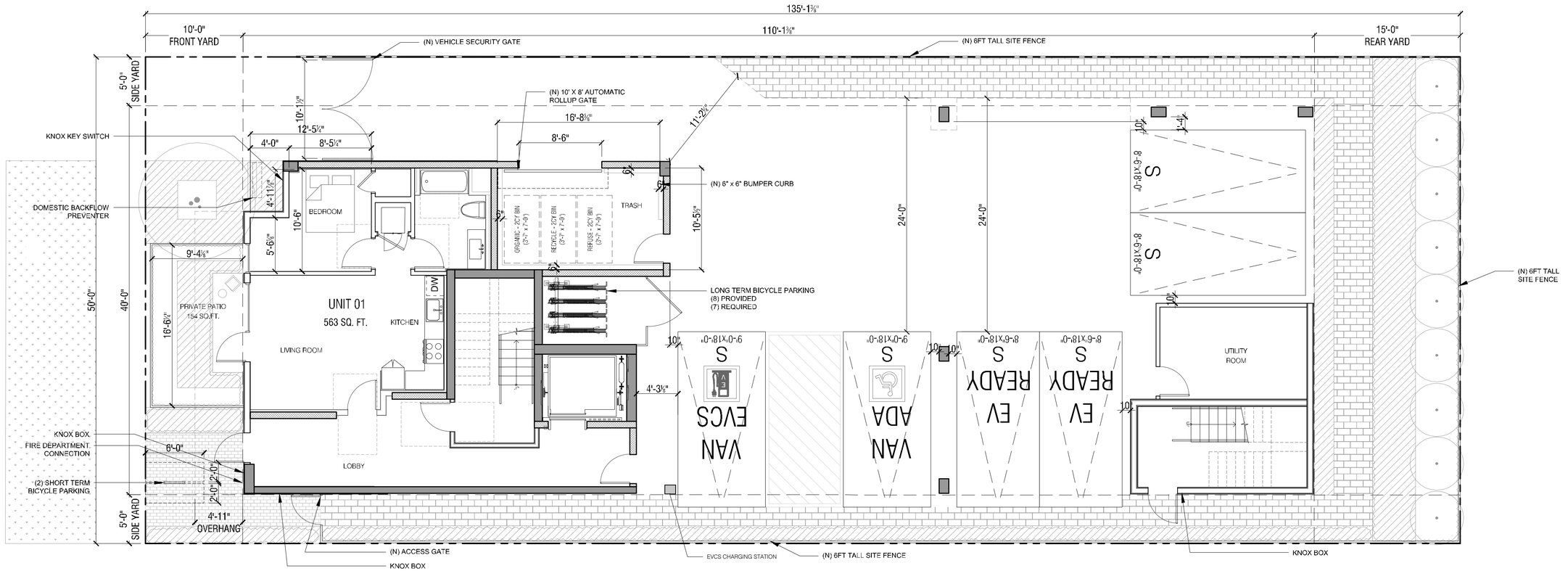
PIC/PM:	--
DRAWN BY:	--
JOB NO:	25-12

DRAWING TITLE:

SITE PLAN

SHEET:

A001



ENVIRONMENTAL PROGRAMS AND OPERATIONS NOTES

1. SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE, BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, ORGANIC WASTE HANDLING, INCLUDING, BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.
2. THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALL CONSTRUCTION AND DEMOLITION PROJECTS WITHIN CITY LIMITS IN ACCORDANCE WITH CCMC 5.01.010.

1ST FLOOR PLAN | SCALE 3/16" = 1'-0" | 01

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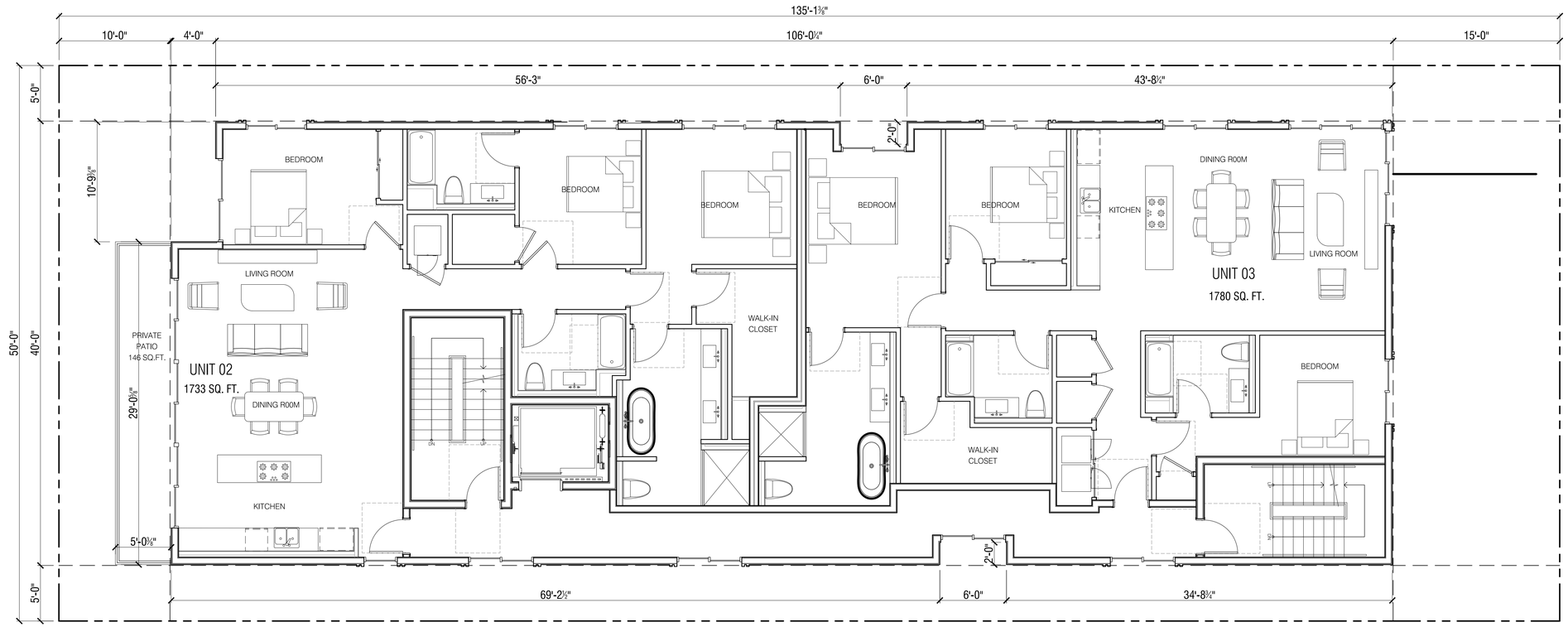
PROJECT TITLE:
LA SALLE

4030 LA SALLE AVE.
CULVER CITY, CA 90232

PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:
1ST FLOOR PLAN

SHEET:
A110



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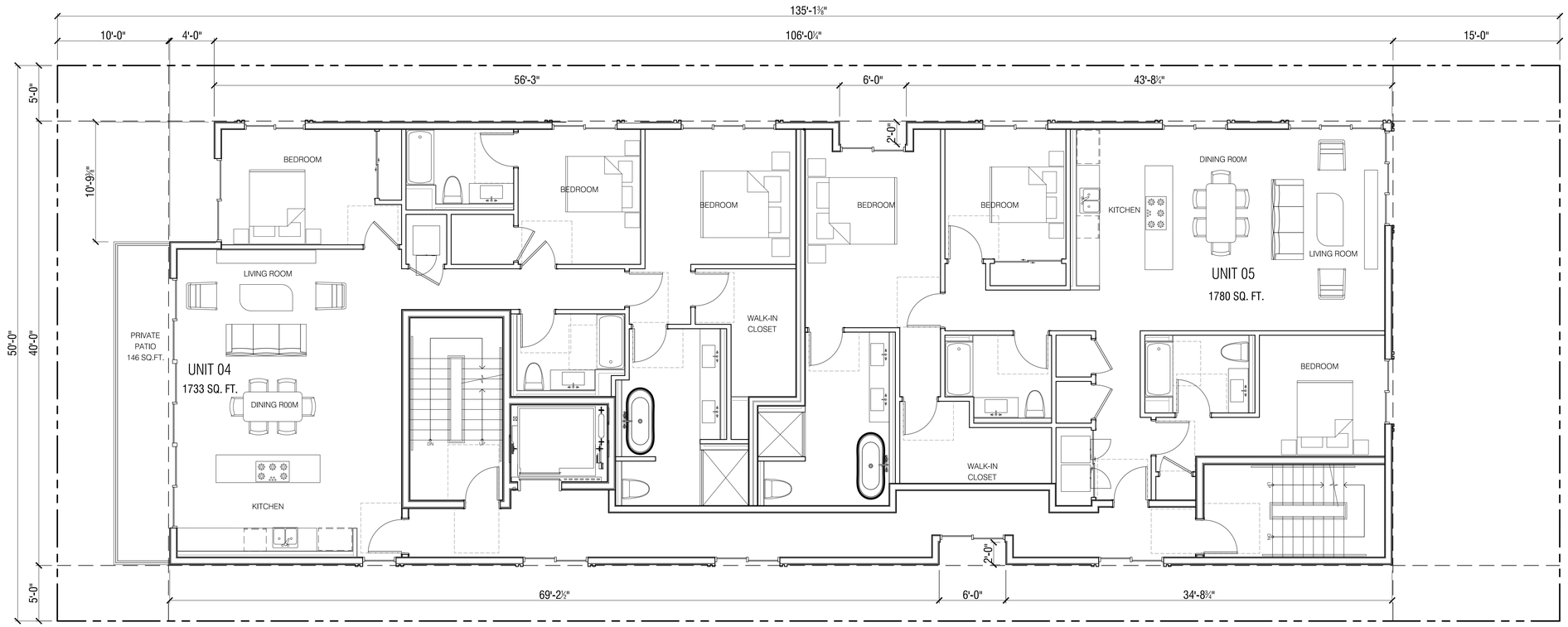
PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

2ND FLOOR PLAN

SHEET:

A120



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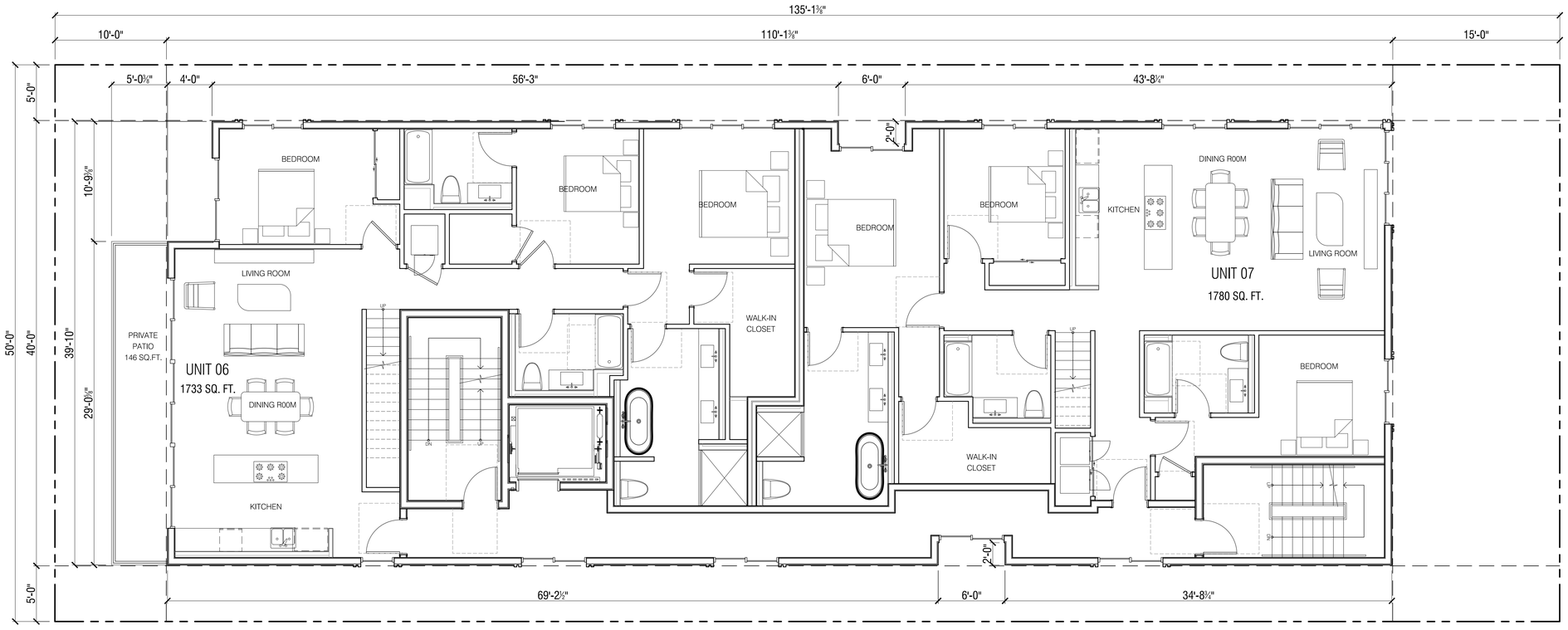
PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

3RD FLOOR PLAN

SHEET:

A130



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CULVER CITY, CA 90232

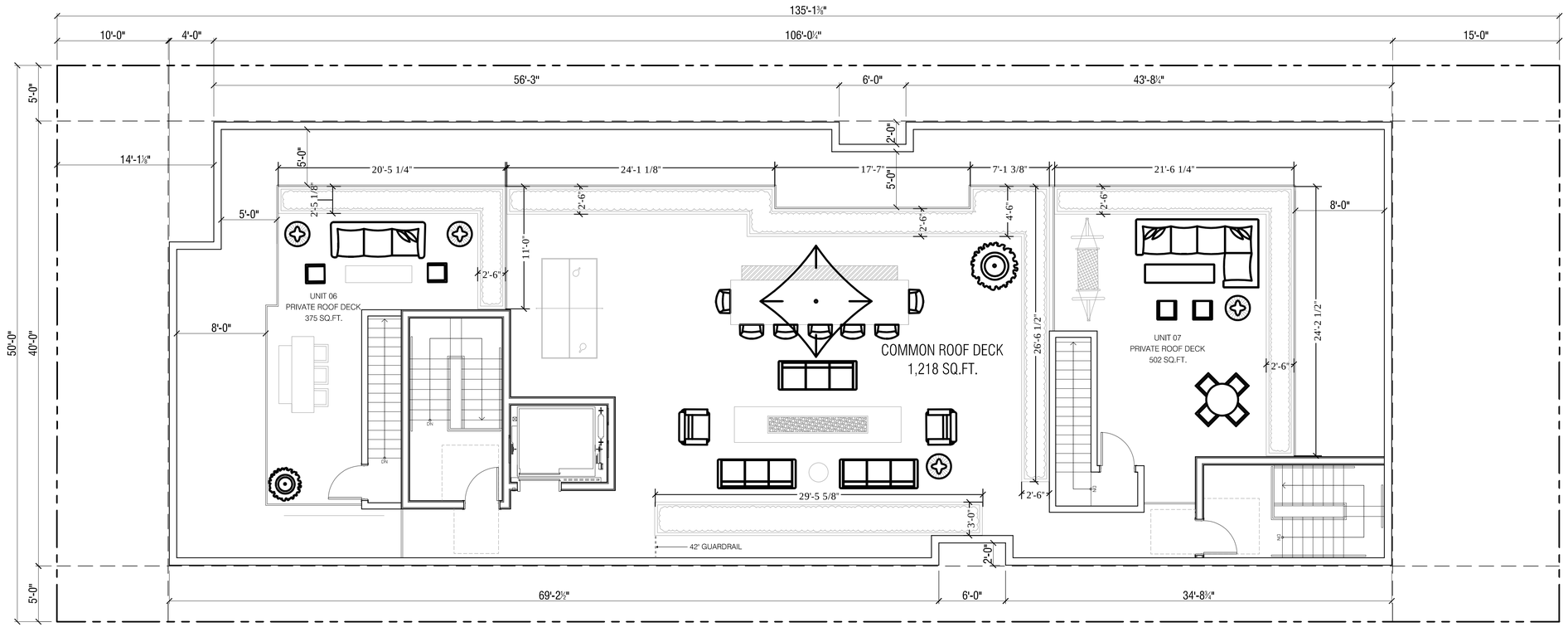
PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

4TH FLOOR PLAN

SHEET:

A140



SOLAR PANEL NOTES:

1. SOLAR PANEL QUANTITY TO BE REDUCED BY UTILIZING SOLAR ROOF AREA METHOD (SARA) PER CALIFORNIA ENERGY CODE REQUIREMENTS. ROOF AREA AVAILABLE FOR PANELS IS CALCULATED BY ROOF SPACE UNOBSTRUCTED BY EQUIPMENT, CLEARANCES/PATHWAYS, SHADING, AND ACCESSIBLE OPEN SPACE.

ROOF PLAN | SCALE 3/16" = 1'-0" | 01

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#	DATE	ISSUE DESCRIPTION

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
LA SALLE

4030 LA SALLE AVE.
CULVER CITY, CA 90232

PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:
ROOF PLAN

SHEET:
A180



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

01

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LA SALLE

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CULVER CITY, CA 90232

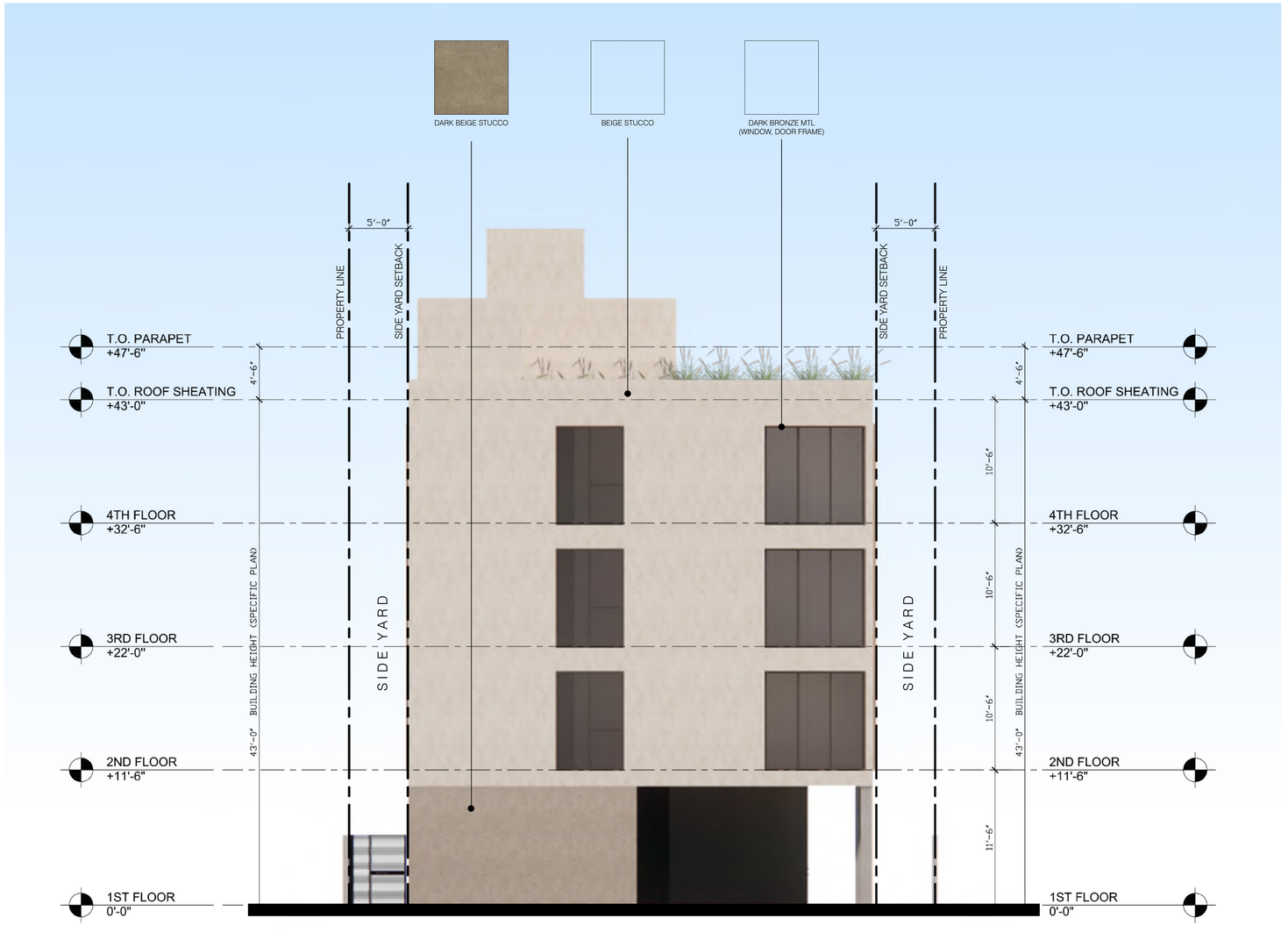
PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

SOUTH ELEVATION

SHEET:

A300



NORTH ELEVATION

SCALE 3/16" = 1'-0"

01

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PROJECT TITLE:

LA SALLE

4030 LA SALLE AVE.
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PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

NORTH ELEVATION

SHEET:

A310



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PROJECT TITLE:

LA SALLE

4030 LA SALLE AVE.
CULVER CITY, CA 90232

PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

EAST ELEVATION

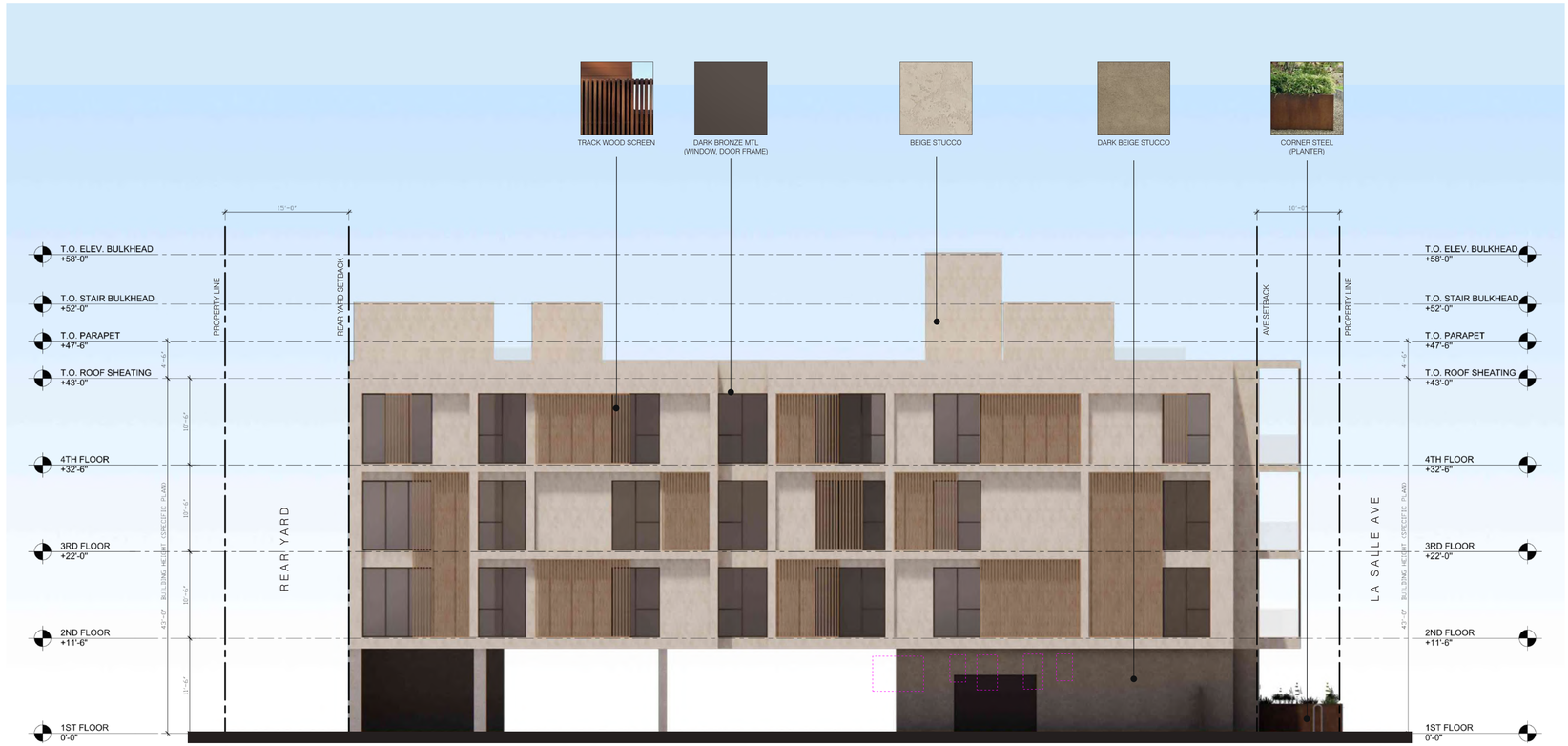
SHEET:

A320

EAST ELEVATION

SCALE 3/16" = 1'-0"

01



WEST ELEVATION

SCALE 3/16" = 1'-0"

01

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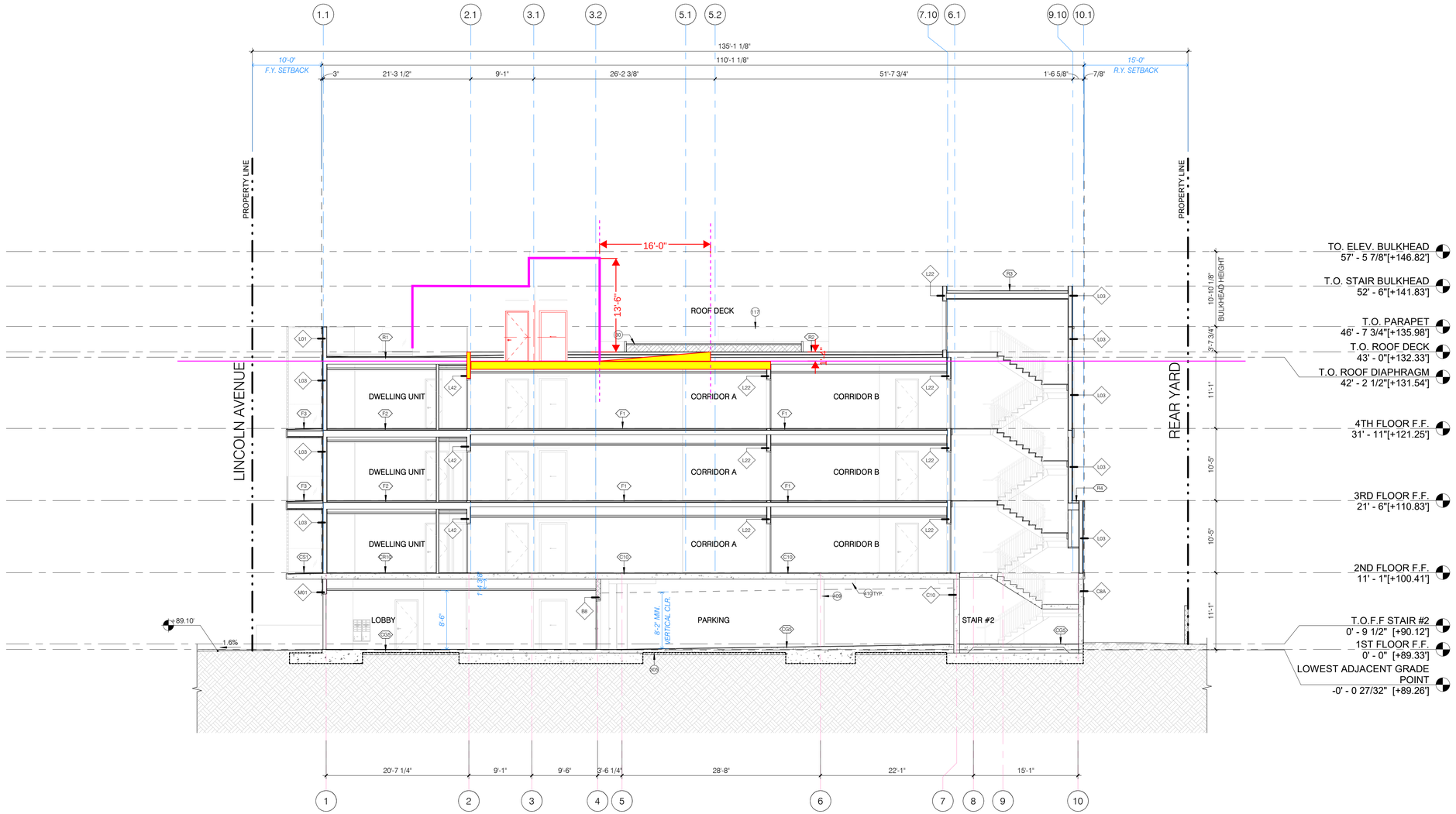
PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

WEST ELEVATION

SHEET:

A330



BUILDING SECTION 1 | SCALE 1/8" = 1'-0" | 1

KEYNOTES

30	PLANTER - REFER TO LANDSCAPE
117	42-INCH MIN. A.F.F. HIGH GLASS GUARDRAIL
305	VAPOR BARRIER
409	CONCRETE COLUMN - REFER TO STRUCTURAL
410	CONCRETE DROP PANEL - REFER TO STRUCTURAL

SECTION NOTES

1. REFER TO SHEETS G004 AND G005 FOR GENERAL NOTES.
2. REFER TO G002 FOR SYMBOLS AND ABBREVIATIONS.
3. REFER TO A700, A710, AND A720 SHEET SERIES FOR WALL TYPES.
4. REFER TO A730 SHEET SERIES FOR FLOOR TYPES.
5. REFER TO A740 SHEET SERIES FOR ROOF TYPES.
6. THESE OVERALL SECTIONS SHOW VERTICAL DIMENSIONS AND THE RELATIONSHIP OF BUILDING COMPONENTS ONLY. REFER TO DETAILS NOTED FOR CONSTRUCTION ASSEMBLIES.
7. REFER TO ENLARGED SECTIONS / WALL SECTIONS FOR ADDITIONAL INFORMATION.
8. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL EXTERIOR WALL CLADDING SHALL COMPLY WITH BUILDING CODE SECTION 1403 AND 1404.
10. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND / OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

STORMWATER BMP NOTES:

1. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF BMP AND ADDITIONAL INFORMATION.
2. ALL ROOF RUNOFF AND / OR DOWNSPOUTS TO DRAIN TO BMP PLANTER BOX.
3. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BMP MUST OBTAIN WRITTEN APPROVAL FROM A.H.J. PRIOR TO CONSTRUCTION OF BMP.

LEGEND

- (#) KEYNOTE
- L# WALL TAG (REFER TO A700 SHEET SERIES)
- F# FLOOR TAG (REFER TO A730 SHEET SERIES)
- R# ROOF TAG (REFER TO A740 SHEET SERIES)

KEYPLAN



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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/27
RENEWAL DATE
STATE OF CALIFORNIA

architect's stamp

consultant

ahj stamp

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#	DATE	ISSUE RECORD
	04/03/2026	25% CD / PC SUBMITTAL

PLAN CHECK

PROJECT TITLE:
LINCOLN

4044 LINCOLN AVE,
CULVER CITY, CA 90232

PC/PM:	AA
DRAWN BY:	STAFF
JOB NO.:	24-23

DRAWING TITLE:
BUILDING SECTIONS

SHEET NO.:
A400

03/04/2026 17:35:59



RENDERING

SCALE 3/16" = 1'-0"

01

K A T

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D R A F T
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PROJECT TITLE:

LA SALLE

4030 LA SALLE AVE.
CULVER CITY, CA 90232

PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

RENDERING

SHEET:

A900



RENDERING

SCALE 3/16" = 1'-0"

01

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PROJECT TITLE:

LA SALLE

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CULVER CITY, CA 90232

PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

RENDERING

SHEET:

A901



RENDERING

SCALE 3/16" = 1'-0"

01

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PIC/PM: --
DRAWN BY: --
JOB NO: 25-12

DRAWING TITLE:

RENDERING

SHEET:

A902