

RESOLUTION NO. 2025-P015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2021 MITIGATED NEGATIVE DECLARATION AND APPROVING SITE PLAN REVIEW AND ADMINISTRATIVE USE PERMIT P2024-0246-SPR/AUP TO ALLOW THE CONSTRUCTION OF A 147-ROOM HOTEL WITH GROUND FLOOR COFFEE SHOP AND RESTAURANT SPACES LOCATED AT 11469 JEFFERSON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Site Plan Review and Administrative Use Permit, P2024-0246-SPR/AUP)

WHEREAS, on October 8, 2024, the Applicant, filed applications for a Site Plan Review and Administrative Use Permit to allow the construction of 147-room hotel with ground floor coffee shop and restaurant spaces in the former Commercial General (CG) Zone (the "Project"). The Project site is described as the Lots 30, 31, and 32 of Tract No. 17531, with a Los Angeles County Assessor number of 4216-028-023; and,

WHEREAS, to implement the proposed Project, approval of Site Plan Review and Administrative Use Permit P2024-0246-SPR/AUP is required to ensure the Project is in compliance with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City; and,

WHEREAS, the Project was previously approved under a certified Mitigated Negative Declaration and updated studies have shown no additional impact as a result of the approved project; therefore an Addendum to the Mitigated Negative Declaration was prepared; and

WHEREAS, on October 22, 2025, the Planning Commission continued a duly noticed public hearing on the subject item to allow the applicant additional time to adequately respond to public comment; and

WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of __ to __, determined

that no further environmental analysis is required and adopted an Addendum to the Mitigated Negative Declaration; and (ii) by a vote of ___ to ___, conditionally approved Site Plan Review and Administrative Use Permit P2024-0246-SPR/AUP, as set forth herein below;

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

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

Site Plan Review:

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

A. The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The general layout of the Project is consistent with the development standards and intent of the former Commercial General (CG) zoning district. Pedestrian and vehicular access is provided from Slauson Avenue. Driveways, loading zones, and the parking garage will provide adequate maneuvering areas to facilitate movement and parking of vehicles. Bicycle parking is provided adjacent to the hotel main entrance and in a bike locker room in the parking garage.

B. The architectural design of the structures and the materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The project is designed in a modern architectural style. The façade is designed with stucco finishing with darker earth tones. The ground floor facing Slauson Avenue and Jefferson Boulevard is made up of a glass façade that helps to open the ground floor to the public right-of-way. Upper floors have well-windowed facades that help to reduce the mass and bulk of the building. The eastern façade of the structure will be blank as it borders a zero setback lot line but will have a similar color palette as the rest of the building. The rear façade faces an alleyway and single-family neighborhood. The building will provide a 60-degree clear zone to setback the building on upper floors. The pool and amenity deck are proposed in the center of the building surrounded by other guest rooms and will not have visibility to adjacent properties or the public right-of-way.

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

in which the site is located, and with all applicable development standards and design guidelines.

The project will upgrade parkway plantings consistent with the City's Urban Forest Master Plan.

- D. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.**

The proposed Project is consistent with all applicable standards of the former CG Zoning. The building meets all applicable Zoning Code standards including setbacks and building height that will allow for light and air access to adjacent residences and permit the use and future development of adjacent commercial properties.

Parking is provided in an at-grade and subterranean garage accessed from the rear alley. The parking area meets all requirements for parking space dimensions and drive aisle width otherwise required by CCMC. Primary pedestrian access will be Slauson Avenue. Adequate space for on-site parking and pedestrian circulation will not create a hazard to surrounding areas and is in the best interest of the public health, safety, and general welfare.

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

The site is in an existing urbanized neighborhood and is currently developed with a one-story commercial building which will be demolished to construct the proposed project. Upgrades to existing facilities will be provided and improvements to the adjacent public right-of-way, such as sidewalk, curb, and gutter, will be implemented pursuant to Project conditions and Code requirements. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection devices, and public utilities are adequately provided as confirmed by the City agencies that reviewed the Project during the interdepartmental review process and by updated environmental studies per the addendum to the certified MND.

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

The Project is compatible and consistent with the former General Plan's General Corridor Land Use designation, which emphasized community-serving retail. The project is consistent with Objectives 5 and 6 of the former Land Use Element, which encouraged new business opportunities that expand the City's economic base and serve the needs of the City's business community, and for the revitalization of the physical character and economic well-being of the City's commercial corridors. Based on review of the preliminary development plans, the proposed hotel development is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the former General Plan.

Administrative Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

1 **A. The proposed use is allowed within the subject zoning district with the approval of an**
2 **Administrative Use Permit or Conditional Use Permit and complies with all other applicable**
3 **provisions of this Title and the CCMC.**

4 Alcoholic beverage sales are permitted with an AUP when ancillary to a restaurant or retail use. The
5 proposed hotel use proposes to sell alcohol within an on-site restaurant ancillary to food service and
6 exclusively to guests from the front desk. This determination is made in accordance with all
7 applicable provisions of the CCMC.

8 **B. The proposed use is consistent with the General Plan and any applicable Specific Plan.**

9 The subject site is designated Commercial Corridor per the former General Plan Land Use Element
10 and is intended to allow a range of small to medium scale commercial uses. The alcoholic beverage
11 sales will be ancillary to a by-right hotel operation with associated the restaurant and exclusively to
12 hotel guests from the front desk, thus providing additional economic range to the primary use.

13 **C. The design, location, size, and operating characteristics of the proposed use are compatible**
14 **with the existing and future land uses in the vicinity of the subject site.**

15 The design, location, size, and operating characteristics of the proposed sale of alcoholic beverages
16 are compatible with the existing and future land uses in the vicinity of the subject site. The restaurant
17 and front desk sales will be situated within the ground floor of the hotel. The front desk sales are
18 intended to exclusively serve hotel guests and operating hours of both uses are complimentary to
19 surrounding land uses.

20 **D. The subject site is physically suitable for the type and intensity of use being proposed,**
21 **including access, compatibility with adjoining land uses, shape, size, provision of utilities,**
22 **and the absence of physical constraints.**

23 The proposed front desk and restaurant locations within the larger hotel use are physically suitable
24 for the proposed beer, wine, and spirits sales. Alcoholic beverages will enhance meal service at the
25 restaurant and the front desk sales will provide hotel guests an easier opportunity to purchase
26 alcohol for use on premise.

27 **E. The establishment, maintenance or operation of the proposed use will not be detrimental to**
28 **the public interest, health, safety, or general welfare, or injurious to persons, property, or**
29 **improvements in the vicinity and zoning district in which the property is located.**

As conditioned, the establishment of alcohol sales will not be detrimental to the public interest,
health, safety, or general welfare or injurious to persons, property, or improvements in the
surrounding commercial and residential zoning districts since the sale of alcohol will be ancillary to
the primary hotel use. The AUP can be adjusted or withdrawn for non-compliance with the
Conditions of Approval or if the operation of the alcohol sales conflicts with the surrounding
neighborhood.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the
City of Culver City, California, hereby (i) determines that no further environmental analysis is required
and adopts an Addendum to the Mitigated Negative Declaration; and (ii) approves Site Plan Review

1 and Administrative Use Permit P2024-0246-SPR/AUP, subject to: the site and floor plans reviewed by
2 the Planning Commission on November 12, 2025; the conditions of approval set forth in Exhibit A,
3 attached hereto and incorporated herein by this reference; and the applicable code requirements set
4 forth in Exhibit B attached hereto and incorporated herein by this reference. The site and floor plans,
5 and Exhibits A and B are collectively referred to as "Project Requirements."

6 SECTION 3. The Project Requirements are hereby imposed on the 147-room hotel development
7 at 11469 Jefferson Boulevard.

8 APPROVED and ADOPTED this 12th day of November, 2025.
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11 _____
12 DARREL MENTHE - CHAIRPERSON
13 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

14 Attested by:
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17 _____
RUTH MARTIN DEL CAMPO, SECRETARY
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EXHIBIT A
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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.	Public Works Engineering/ Current 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 Engineering	Standard	
3.	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 Engineering	Standard	
4.	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 Engineering	Standard	
5.	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	Public Works Engineering/ Community Risk Reduction/ Current Planning	Standard	

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GENERAL				
	equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
6.	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 Senate Bill 1383 waste diversion goals.	Public Works Engineering	Standard	
7.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.	Public Works Engineering	Standard	
8.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.	Transport/ Public Works Engineering/ Current Planning	Standard	
9.	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	
10.	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	

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GENERAL				
11.	Building shall have fire sprinklers installed per 2022 NFPA 13/13R requirements and CCMC 9.02. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.	Community Risk Reduction	Standard	
12.	Location of the Fire Department fire sprinkler connection (FDC) shall be located on the address side of the building. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B.	Community Risk Reduction	Standard	
13.	Provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream.	Community Risk Reduction	Standard	
14.	Provide addresses viewable from the public way.	Community Risk Reduction	Standard	
15.	Provide fire sprinkler monitoring and fire alarm system per 2022 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. fire control room(s) shall be provided per review and approval of the CCFD. Comply with Ch. 5 of 2022 CFC Emergency Responder Radio Coverage.	Community Risk Reduction	Standard	
16.	Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building.	Community Risk Reduction	Standard	
17.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Community Risk Reduction	Standard	
18.	Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of	Community Risk Reduction	Standard	

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GENERAL				
	firefighters and firefighting equipment. Contact CCFD for requirements. No foam products shall be used.			
19.	Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements	Community Risk Reduction	Standard	
20.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Community Risk Reduction	Standard	
21.	Provide fire extinguishers, size, location, and type shall be approved by Fire Marshal.	Community Risk Reduction	Standard	
22.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Community Risk Reduction	Standard	
23.	All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.	Community Risk Reduction	Standard	
24.	All emergency lights and exit lights shall have self-contained battery backup power.	Community Risk Reduction	Standard	
25.	Projects shall be reviewed under the Building Code edition adopted when Building and Safety receives an application, plan check fees paid, with associated complete plan and supporting documentation set. Currently, 2022 California Building Codes.	Building Safety	Standard	
26.	A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not limited to the following items: 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.	Building Safety	Standard	
27.	Common restroom to be designed gender neutral per City Ordinance 2024-003.	Building Safety	Standard	
28.	All existing driveway approaches which will no longer be necessary due to this project shall be removed and replaced with full height sidewalk, parkway, and curb and gutter.	Public Works Engineering	Standard	

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GENERAL				
29.	Applicant shall do a sanitary sewer line analysis. Sewer analysis shall consider the existing and future flows, alignment, and sizes of existing sewer lines to determine if upgrades are necessary.	Public Works Engineering	Standard	
30.	The total area of the site to be redeveloped is greater than 5,000 SF. Therefore, a Standard Urban Stormwater Mitigation Plan (SUSMP) must be prepared. Submit a preliminary drainage plan that considers the requirements of a preliminary SUSMP.	Public Works Engineering	Standard	
31.	Provide an ALTA Survey topographical map showing the existing structures on the lot and the lot lines. The map shall also show the existing street trees, parking meters, parking tees, pull boxes (if any), etc.	Public Works Engineering	Standard	
32.	Applicant shall repave the alley, alley driveway approach and cross gutter full length of the frontage of the building per APWA Standards and the geotechnical engineer's recommendation.	Public Works Engineering	Special	
33.	The half-width of Slauson Avenue shall be repaved along the project's frontage including the intersection of Slauson Avenue/Jefferson Boulevard. Asphalt shall be rubberized. Work shall include replacing the loop detectors.	Public Works Engineering	Special	
34.	The project shall remove and replace the sidewalk and curb ramps along the building frontage and shall be ADA compliant.	Public Works Engineering	Standard	
35.	Applicant shall install bicycle-friendly storm drain grates per APWA Standards.	Public Works Engineering	Standard	
36.	Project will be required to place a pull box and conduit near the project's networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on private property.	Public Works Engineering	Standard	
37.	Include the title reports to the existing properties upon submittal of the building permit application.	Building Safety/ Public Works Engineering	Standard	
38.	The applicant shall prepare a Curb Access and Utilization Plan for submittal to the Public Works	Public Works Mobility	Standard	

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GENERAL				
	Department to address potential future City mobility and circulation requirements.			
39.	Should a tree(s) be removed, the applicant must provide 2 trees for every 1 tree removed, location to be determined by the City Engineer.	Public Works Engineering	Standard	
40.	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	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
41.	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	
42.	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	City Attorney	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.			
43.	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. 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. <u>A Pedestrian Protection Plan</u> 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. <u>A Construction Traffic Management Plan</u> 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	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	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 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. <u>A Demolition Debris Recycling Plan</u> 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. <u>A vector/pest control abatement plan</u> 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			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	mosquitoes) that may populate the Property do not relocate to or impact adjoining properties. e. The CMP shall address implementation of the following <u>measures during construction</u>: 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. <u>Foundation shoring and/or foundation piles</u>. 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				
44.	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 & Recreation	Standard	
45.	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	Building Safety	Standard	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).			
46.	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. 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	
47.	A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety.	Building Safety	Standard	
48.	Prior to issuance of any construction permit, the applicant shall provide the construction phasing plan, traffic control plan, and construction management plan to the Transportation Department for review and comments	Public Works Mobility	Standard	
49.	This project is subject to the City's Sewer Facility Charge. This charge must be paid prior to the issuance of a building permit.	Public Works Engineering	Standard	
50.	The Applicant shall submit to the City and implement a striping modification plan to provide 2 left turn lanes from eastbound Jefferson Boulevard onto northbound Slauson Avenue per the approved traffic study.	Public Works Mobility	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
51.	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. Sign shall also show hours of construction, and the minimum safety gear mandatory for all staff on-site; long pants, a shirt with	Building Safety/ Current Planning	Standard	

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DURING CONSTRUCTION				
	sleeves, closed toe shoes, a hardhat, gloves, and eye and ear protection as necessary.			
52.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
53.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety/ Public Works Engineering	Standard	
54.	The Building Division reserves the right to adjust allowed construction staging areas during the project, or to apply administrative assessments, or to post a general stop work notice 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 Planning and Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building Safety	Standard	
55.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Safety/ Current Planning/ Public Works Engineering	Standard	
56.	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 Safety/ Current Planning/ Public Works Engineering	Standard	
57.	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	Building Safety/ Public Works Engineering	Standard	

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DURING CONSTRUCTION				
	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.			
58.	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 Safety/ Public Works Engineering	Standard	
59.	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 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.	Building Safety/ Current Planning	Standard	
60.	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.	Building Safety/ Public Works Engineering	Standard	.

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DURING CONSTRUCTION				
	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.			
61.	All trucks driving to the jobsite 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.	Building Safety	Standard	
62.	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 Mobility	Standard	
63.	For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced.	Public Works Engineering	Standard	
64.	The applicant shall install and maintain a sound wall of at least 16 feet in height adjacent to single family neighborhoods to the west and northwest of the project site for the duration of the construction.	Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
65.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on November 7, 2024 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 Depts	Standard	
66.	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	All Depts	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	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.			
67.	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 Engineering	Standard	
68.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works Engineering	Standard	
69.	The applicant 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 Mobility	Standard	
70.	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. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. d. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.	All Depts	Standard	
71.	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	Cultural Affairs	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	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			
72.	Prior to Certificate of Occupancy, the applicant shall fund a study to identify potential neighborhood traffic intrusion measures within the Sunkist Park neighborhood, following the Neighborhood Traffic Management Program process. Within five years of Project occupancy, if the City determines that there is an intrusion of Project parking on nearby residential streets, the Project or subsequent property owner shall be responsible to pay for a parking study to be performed by a consultant selected by the City. If the parking study determines that improvements are needed such as the establishment of permit parking, the Project shall pay for such mitigations including the cost of signage and one year of residential parking permits to alleviate the intrusion of Project parking on those streets.	Public Works Mobility	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
73.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on November 12, 2025 , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
74.	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 Depts	Standard	
75.	The use and development of the Property shall comply with these Conditions of Approval and all applicable	All Depts	Standard	

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ON-GOING				
	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 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.			
76.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
77.	The Property Owner shall maintain all city streetscape improvements and street trees along the property frontage at their sole cost and expense for 1 year.	Public Works Engineering	Standard	
78.	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	
79.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be 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	
80.	Entry and exit to garage and ramp shall be from Slauson Avenue only. The Slauson Avenue driveway shall limit ingress and egress to right in and left out only.	Public Works Mobility	Special	
81.	The City reserves the right to request of ABC additional conditions, such as hours of operation restrictions, restriction of the type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts.	Current Planning	Standard	
82.	Consumption of alcohol shall meet and at all times be in compliance with the requirements of the ABC and CCMC Section 17.400.015 – Alcoholic Beverage Sales.	Current Planning	Standard	
83.	The restaurant and bar shall be maintained as bona fide food service establishment and shall provide menus containing an assortment of drink and food items, and as further defined by CCMC Section	Current Planning	Standard	

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ON-GOING				
	17.700.010 – Definitions. Food service shall be available during all hours of operation of the food service establishment. A copy of the menu shall be provided to the Current Planning Division prior to opening.			
84.	The restaurant's sale of alcoholic beverages shall be incidental to the sale of food. The restaurant's quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The restaurant owner/operator shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Current Planning Division upon request.	Current Planning	Standard	
85.	The AUP approval does not permit the Applicant or food service operator to offer live entertainment without obtaining prior approval from the Culver City Committee on Permits and Licenses.	Current Planning	Standard	
86.	Pursuant to CCMC Section 17.660 – Revocations and Modifications, the AUP may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances that result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.	Current Planning	Standard	
87.	Future tenants of the restaurant/bar tenant space shall submit a floor plan, business plan, and menu to the Current Planning Division prior to business license application to ensure proposed operations conform to all conditions of approval for the project. Change in tenancy shall require an additional conformance review with the Current Planning Division.	Current Planning	Special	
88.	Sale of alcoholic beverages from the lobby shall be exclusively to hotel guests. Alcoholic beverage sales shall not be permitted to anyone not staying at the hotel.	Current Planning	Special	

GLOSSARY OF ABBREVIATIONS

California Department of Alcoholic Beverage Control	ABC
American Public Works Association Standard Plans	APWA Standards.
Construction Management Plan	CMP
Culver City Municipal Code	CCMC

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<u>Electrical Vehicle</u>	<u>EV</u>
<u>Homeowner's Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>

EXHIBIT B
STANDARD CODE REQUIREMENTS

Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification
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.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All Depts	
9.	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 Engineering	
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Current Planning/ Public Works Engineering	
11.	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 Safety	
12.	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 Safety	

EXHIBIT B
STANDARD CODE REQUIREMENTS

Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification
13.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building Safety	
14.	Upon completion of the rough grading and prior to excavation 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 Engineering	

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards.</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
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