

ATTACHMENT NO. 3

RESOLUTION NO. 2022- P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AND ADMINISTRATIVE USE PERMIT P2021-0043-CUP AND -AUP AND RECOMMENDING THE CITY COUNCIL ADOPT ZONING CODE MAP AMENDMENT P2021-0043-ZCMA TO ALLOW CONSTRUCTION OF THREE ADDITIONAL VEHICLE REPAIR BAYS AT AN EXISTING REMOTE CUSTOMER AUTO REPAIR FACILITY AT 11039 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) AND RESIDENTIAL MEDIUM DENSITY MULTIPLE (RMD) ZONES.

(Conditional Use Permit, Administrative Use Permit, and Zoning Code Map Amendment, P2021-0043-CUP, -AUP, -ZCMA)

WHEREAS, on March 1, 2021, Gonzo 11, LLC, (the "Applicant"), filed an application for a Conditional Use Permit, Administrative Use Permit, and a Zoning Code Map Amendment to construct 3 additional vehicle repair bays at an existing remote vehicle repair facility, that is not open to the public, at 11039 Washington Boulevard (the "Project"); the Project Site's legal description being a portion of Lot 13 and a portion of Lot 14 of the Robert F Jones Walnut Grove Tract with Los Angeles County Assessor numbers of 4213-003-034 and 4213-003-035; and,

WHEREAS, to implement the proposed Project, approval of the following applications is required:

1. Conditional Use Permit, for operation of a vehicle repair facility, to ensure the Project complies with all required standards and City ordinances, and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

1 2. Administrative Use Permit: for tandem and vehicle aisle stacked parking, to
2 ensure that the alternative parking provided for some of the Project's required parking complies
3 with all required standards and City ordinances and to establish conditions of approval to
4 ensure the uses are compatible with the Project site and surrounding area; and,

5 3. Zoning Code Map Amendment: for changing the Zoning designation for the rear
6 45 feet of the Project Site from Residential Medium Density Multiple (RMD) to Commercial
7 General (CG), to ensure consistency with the Project Site's land use designation and to ensure
8 such change is not detrimental to the overall health safety and general welfare; and
9

10 WHEREAS, the Project qualifies for a categorical exemption, pursuant to California
11 Environmental Quality Act (CEQA) Section 15301, Class 1 – Existing Facilities; and
12

13 WHEREAS, on April 27, 2022, the Planning Commission continued this item to the May
14 11, 2022 Planning Commission Meeting to comply with publication requirements; and
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16 WHEREAS, the May 11, 2022, Planning Commission Meeting was cancelled due to lack
17 of a quorum; and

18 WHEREAS, on June 8, 2022, after conducting a duly noticed public hearing on the
19 subject application, including full consideration of the application, plans, staff report,
20 environmental information and all testimony presented, the Planning Commission (i) by a vote
21 of 5 to 0, adopted a Categorical Exemption, in accordance with CEQA, finding the Project
22 will not result in significant adverse environmental impacts; (ii) by a vote of 5 to 0,
23 conditionally approved Conditional Use Permit and Administrative Use Permit P2021-0043-
24 CUP, - AUP; and (iii) by a vote of 5 to 0, recommended the Culver City City Council adopt
25 Zoning Code Map Amendment, P2021-0043-ZCMA, as set forth herein below.
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27

28 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
29 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:

Conditional Use Permit Modification:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a CUP are hereby made:

A. The proposed use is allowed within the subject zoning district with the approval of a Conditional Use Permit and complies with all other applicable provisions of this Title and the CCMC.

A vehicle repair facility is allowed in the Commercial General (CG) Zone with approval of CUP. The Project as designed with building height and setbacks, on-site parking, and managed aisle stacked and tandem parking, complies with applicable Culver City Municipal Code (CCMC) provisions including Title 17 Zoning, Chapter 17.220: Commercial Zoning Districts and Chapter 17.320: Off-Street Parking and Loading. Project conditions, pursuant to CCMC Section 17.530.025: Conditions of Approval, are imposed on the project to address potential impacts to surrounding areas. The Zoning Code Map Amendment that changes the zoning of the Project Site's rear 45 feet from RMD to CG, will make the entire Site consistent with the General Corridor General Plan Land Used designation and will provide flexibility in how the Site can be developed in the future.

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

The Project Site has a General Corridor General Plan Land Use designation and with approval of the Zoning Code Map Amendment for the rear 45 feet, the entire Site will be Zoned Commercial General (CG).

The Project is consistent with General Plan Land Use Objective 29, Policy 29.A that encourages support for automotive related uses along Washington Boulevard west of Elenda Street and along Sepulveda Boulevard north of Culver Boulevard. The Project Site is located within this area and serves as a remote customer vehicle repair facility for Culver City Volvo Cars and Culver City Mazda dealerships which are also in this area at the northwest corner of Washington and Sepulveda Boulevards. The additional vehicle repair bays will provide additional support and flexibility for the dealerships' customer service operations. The Project is consistent with Objective 29, Policy 29.E that encourages attractive and compatible commercial uses adjacent to residential uses. The Project's 14 trees at the rear and 9 street fronting trees will lessen potential visual impacts the use could cause to local residential uses. The use includes existing low intensity office uses in addition to the vehicle repair services and project conditions will require garage doors be closed during operations and that test driving not occur on locate residential streets. Another project condition will require that the Project Site not

1 be accessible to customers who will drop off and pick up their vehicles at the dealerships
2 noted above.

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

5 The design, location, size and operating characteristics of the existing vehicle repair
6 facility and offices and the proposed vehicle repair bays will not result in a large
7 automotive repair facility. The addition that includes the new vehicle repair bays will be
8 in a portion of the existing building that will be demolished. The addition will not increase
9 the existing building footprint and the entire structure will maintain its single-story height.
10 There will be no customer access on the site and vehicles will be brought to the Project
11 Site from the vehicles' dealerships at the northwest corner of Washington and
12 Sepulveda Boulevards and returned to the dealerships by automotive technicians. On
13 site vehicle maneuverability will be managed by the automotive technicians to ensure
14 vehicles needing service can be parked in the work bays and office workers at the Site
15 can easily enter and exit the site.

16 Access to the site will continue off Tilden Avenue and driveway approaches off
17 Washington Boulevard that are not safe due to the intersection of Washington Boulevard
18 and Washington Place will be removed and replaced with curb, gutter, and sidewalk.
19 Landscaping that includes 23 on-site trees along the front and rear will further lessen
20 potential visual impacts. Also garage doors will screen the new and existing work bays
21 from nearby residential uses.

22 These design features, operating characteristics, and single story, relatively low intensity
23 operations will be compatible with existing and potential future low intensity commercial
24 uses and medium density multiple family uses in the Project Site's vicinity.

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

28 The subject site is 23,055 SF in area with two surface parking spaces and a proposed
29 8,867 SF building located in the middle of the Project Site between the two surface
parking spaces. The site and building area and shape of the parcel can sufficiently
contain the existing offices and vehicle bays and the additional vehicle bays. Surface
parking and drive aisle maneuvering areas can accommodate all required parking with
vehicle technicians managing vehicle parking and retrieval in both the tandem and aisle
stacked areas. Access to the site is from existing drive approaches off Tilden Avenue.
The Project is therefore physically suitable for the type of proposed use and intensity
and all operations can be contained within the Project Site without effecting adjoining
uses. The CUP will not create significant impacts regarding geology, hazards, noise,
lighting, traffic, utilities, air quality, cultural resources, or land use. Conditions of
approval governing the use will enforce compatibility with adjacent uses and the Project
Site can accommodate required utilities without impacting services to surrounding use.

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

5 Project required conditions, proposed operations, and managed parking will ensure all
6 vehicle repair services occur on-site without spill-over to the public right-of-way or
7 adjoining properties. The CUP is not found to be detrimental to the public interest,
8 health, safety, or general welfare or injurious to persons, property or improvements in
9 the surrounding commercial zoning district or vicinity.

10 **Administrative Use Permit:**

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

13 **A. The proposed use is allowed within the subject zoning district with the approval**
14 **of an Administrative Use Permit and complies with all applicable provision of this**
15 **Title and CCMC.**

16 The Project is proposing aisle stacked and tandem parking for some of the required
17 parking which is allowed in the CG Zoning District pursuant to CCMC Section
18 17.320.025: Alternative Parking Provisions. These proposed spaces constitute the
19 Project Site's alternative parking spaces that along with the standard 90-degree spaces
20 result in the required 34 required parking spaces. The proposed aisle stacked, and
21 tandem parking layout complies with all other applicable provisions regarding parking
22 design and layout guidelines.

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

25 The Project Site has a General Corridor General Plan Land Use designation and with
26 approval of the Zoning Code Map Amendment for the rear 45 feet, the entire Site will be
27 Zoned Commercial General (CG).

28 The proposed alternative parking provision is consistent with General Plan Land Use
29 Objective 29, Policy 29.A that encourages support for automotive related uses along
Washington Boulevard west of Elenda Street and along Sepulveda Boulevard north of
Culver Boulevard. The Project Site is located within this area and serves as a remote
customer vehicle repair facility for Culver City Volvo Cars and Culver City Mazda
dealerships which are also in this area at the northwest corner of Washington and
Sepulveda Boulevards. The aisle stacked and tandem parking will help to make the
Project compliant with required parking thereby providing additional support and
flexibility for the dealerships' customer service operations. The alternative parking
provision is consistent with Objective 29, Policy 29.E that encourages attractive and
compatible commercial uses adjacent to residential uses. The aisle stacked and tandem

1 parking will be managed by on-site vehicle repair technicians which will lessen potential
2 impacts the use could cause to local residential uses. On-site perimeter landscaping
including 23 trees along the front and rear property lines will screen the parking.

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

5 The proposed use, design, location, size, and operating characteristics of the aisle
6 stacked, and tandem parking spaces will not have an impact on adjacent uses and are
7 therefore found to be compatible with the existing and future commercial land uses in
8 the vicinity of the subject site. Alternative parking spaces will be managed by on-site
9 vehicle repair technicians with on-site maneuvering sufficient to ensure vehicle parking
10 and retrieval operations do not spill into the public right-of-way. Parking operations will
11 be contained within the Project Site and will assist in meeting the Project's on-site
parking requirements thereby assuring the Project does not have an impact on nearby
street parking spaces. Thus, existing, and future land uses in the Project vicinity will not
be impacted by Project aisle stacked and tandem parking.

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

14 The generally flat configuration of the site, the vehicular access to the site from the
15 driveways off Tilden Avenue, the adequate design and width of drive aisles where the
16 aisle stacked and tandem parking is located, and the proposed onsite parking
17 configuration are physically suitable to accommodate alternative parking spaces. The
18 alternative parking spaces are compatible with the adjoining commercial and residential
19 uses because they will be managed by on-site vehicle repair technicians which will
20 lessen parking impacts by the Project on adjoining areas. The aisle stacked and tandem
21 parking will not impact any utilities and there are no physical constraints that would
prevent the proposed alternative parking. All required Project parking is provided on-
site with adequate drive aisles, driveways, and maneuvering areas and can be
accommodated within the Project boundaries. The alternative parking is therefore
compatible with adjoining land uses as the Project will provide its required parking.

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

25 The establishment of aisle stacked, and tandem parking will not be detrimental to the
26 public interest, health, safety, or general welfare or injurious to persons, property or
27 improvements in the surrounding commercial and residential zoning districts or vicinity
28 since the alternative parking will not generate on-site or off-site parking impacts. All
29 required and managed parking will occur on the Project Site thereby lessening impacts
to surrounding properties. Sufficient on-site maneuvering areas within the drive-aisles

will ensure parking and retrieval of alternative parking will occur on-site without the need to use the public right-of-way or public parking spaces.

Zoning Code Map Amendment:

As outlined in CCMC Title 17, Section 17.620.030, the following required findings for a Zoning Code Map Amendment are hereby made:

- 1. The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and will not create any inconsistencies with this Title, in the case of a Zoning Code amendment.**

The Project is proposing a Zoning Code Map Amendment that will change the rear 45 feet of the Project Site's RMD zoning to CG Zoning. This portion of the Project Site has a General Corridor General Plan Land Use designation and the appropriate zoning for this designation is CG; the remainder and majority of the Project Site is properly zoned CG. This amendment will make the entire site consistent with the General Plan Land Use designation.

This portion of the Project Site has historically been used as a parking lot serving the rest of the Site and has not been used for residential purposes. The historical use is commercial in nature and is allowed in the CG Zone. The amendment creates flexibility in how the Project Site is used and how it can potentially be developed in the future. The Zoning Code Map Amendment will align the zoning with the historical use of the site which is a use consistent with the General Corridor Land Use designation. This will result in internal consistency with the Project Site and consistency with the General Plan and Zoning Code.

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

The Zoning Code Map Amendment affecting the Project's internal boundary between two different zoning designations will only affect the Project Site and no other surrounding properties. Further the amendment results in changing a small portion of the Project site to a commercial zoning designation consistent with the Land Use designation. Allowed commercial land uses will not be affected and the amendment will make the historical parking use consistent with CG Zone. Therefore, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

- 3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

The proposed Zoning Code Map Amendment is in compliance with CEQA as outlined in the Categorical Exemption finding and related documentation for this Project.

Pursuant to the CEQA Guidelines, initial review of the project by staff established there are no potentially significant adverse impacts upon the environment, and the project has been determined to be Categorically Exempt pursuant to CEQA Section 15301, Class 1 – Existing Facilities, because the proposed project involves a 2,167 square foot addition to an existing auto repair facility to accommodate additional vehicle repair space which is under 2,500 square feet threshold for additions and also under the 10,000 square foot total area threshold for an urbanized area. The amendment does not affect this finding and facilities overall commercial development of the Project Site by creating internal consistency with the Site's historic commercial use and the Land Use designation.

4. Additional Finding for Zoning Map Amendments: The site(s) is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning and the anticipated land use development because a full review by City staff determined all applicable design standards and public services can be provided.

The Project's internal boundary between its two different Zoning designations occurs between the north side of the vehicle repair building and the north parking lot serving the Site. Without the Zoning Code Map Amendment, the surface parking use could not be allowed. This Zoning Code Map Amendment will facilitate a commercial development that is consistent with surrounding commercial uses and that with project conditions, respects the nearby residential uses. The Project's height, setbacks, and existing and proposed uses are consistent with development standards and allowed land uses as stipulated the CCMC for the CG Zone. The amendment will align with the Site's historic commercial use – surface parking. The surface parking can be accommodated and with managed parking, operations will comply with the Zoning Code. Vehicular access to the Project is located at a physically suitable location that is sufficiently distant from the Washington Boulevard and Washington Place frontage. In addition, locating on-site parking access from Tilden Avenue will lessen potential traffic conflicts with commercial uses along Washington Boulevard and Washington Place.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; (ii) approves Conditional Use Permit and Administrative Use Permit P2021-0043-CUP, -AUP; and (iii) recommends the City Council adopt Zoning Code Map Amendment,

1 P2021-0043-ZCMA, subject to: the site and floor plans reviewed by the Planning Commission
2 on June 8, 2022; the conditions of approval set forth in Exhibit A, attached hereto and
3 incorporated herein by this reference; the applicable code requirements set forth in Exhibit B
4 attached hereto and incorporated herein by this reference, and the Zoning Code Map
5 Amendment set forth in Exhibit C, attached hereto and incorporated herein by this reference.
6 The site and floor plans, and Exhibits A, B, and C are collectively referred to as "Project
7 Requirements."
8

9 SECTION 3. The Project Requirements are hereby imposed on the proposed vehicle
10 repair facility at 11039 Washington Boulevard.
11

12 APPROVED and ADOPTED this 8th day of June 2022.
13

14 *for* *Nancy Barba* *Nancy Barba*
15 DANA SAYLES - CHAIRPERSON
16 PLANNING COMMISSION
17 CITY OF CULVER CITY, CALIFORNIA

18 Attested by:

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21 RUTH MARTINDELCAMPO, ADMINISTRATIVE CLERK
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EXHIBIT A
 RESOLUTION NO. 2022-P006
 Conditional Use Permit, Administrative Use Permit, and
 Zoning Code Map Amendment, P2021-0043-CUP, -AUP, -ZCMA
 11039 Washington Boulevard

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/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, 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 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	
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	Standard	
5.	Except as revised further below, 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	Public Works/ Fire/ Current Planning	Standard Special	

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GENERAL				
	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 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. In addition to the above standard condition the Project shall provide the following: a. The proposed project requires a minimum of three (3) bins. (Trash Bin, Recycling Bin, and Organic Waste Bin). Please graphically show all proposed bins to scale (4-1/2 feet wide x 7 feet long) and label each trash bin on Sheet A1c. b. The project shall provide a minimum 1'-0" space between ends of each trash bins and to wall, and minimum 2'-0" between front end/opening side of each trash bin.			
6.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste	Public Works	Standard	

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GENERAL				
	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 waste diversion goals.			
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	Standard	
8.	The Project shall meet all applicable 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. The Project shall incorporate one or more of Trip Reduction Measure Nos 1, 3, 4, 7, and 8 below: 1. End of trip facilities including Employee Bicycle Lockers that services the required bicycle parking condition included within this document; the applicant shall provide a design that identifies number of employees served by the facility. 2. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both ground floor and office employees; the information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information.	Trans., Public Works, Planning	Special	

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GENERAL				
	3. In addition to the minimum required EV related parking spaces consistent with CCMC Chapter 17.320 - "Off-Street Parking and Loading", marked parking stalls shall be constructed with infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging and 25% of these additional spaces or a minimum of six (6) spaces shall be EV ready parking spaces; EV ready parking spaces shall be consistent with applicable California Green Building Code standards. 4. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking at each parking level; infrastructure ready EV spaces may be used. 5. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets or an onsite designated loading area for shared-ride vehicles. 6. Subsidized Shared-Ride/Uber/Lift Service – The Project shall provide employees with a voucher or similar system for Uber/Lift ridesharing services to facilitate use of rideshare services. The subsidy shall be for two years after Certificate of Occupancy over a two-year period. The Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy. 7. Promotion of walking through a "walk to work" program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities.			

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GENERAL				
	8. Two bicycle sharing spaces with accompanying bicycles to be owned, insured, and maintained by the Project's property management company. 9. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission. 10. TAP Cards – The Project will subsidize the purchase of up to 12TAP cards for a period of three years for employees who opt to take Metro instead of personal vehicles, and will not be provided on-site parking accommodations and not receive a car share subsidy; or, the Project will offer a cash-out bonus to individuals who opt to use other modes of commuting options such as carpools, car share, shuttles, bicycles, or walking. The cash-out bonus will count towards the 12 employee obligation. Further, the Applicant shall procure and register TAP cards for project tenants and the Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.			
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	
11.	The following special Public Works conditions shall be required:	Public Works	Special	

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GENERAL				
	a. Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement 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. b. Three (3) sets of off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, streetlight 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. c. 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. d. 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			

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	adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. e. Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits. f. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans. g. The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	h. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit. i. Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project. j. During construction, pedestrian access along the project's frontage <u>shall always be maintained</u>. k. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk. l. Project shall remove and replace all existing non-ADA compliant sidewalk. All new sidewalk shall be ADA compliant. m. If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation. n. Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division. o. Existing painted curb fronting the site shall be replaced and refreshed before completion of the project.			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	p. Unused driveway off Washington Boulevard to be removed and replaced with ADA compliant sidewalk with curb and gutter. q. The project is responsible for refreshing the red curb along the project frontages including all along the Washington Place and Washington Boulevard frontages, as well as to meet the Vehicle Code requirements for parking prohibitions in the vicinity of the fire hydrant and access driveways on Tilden Avenue.			
12.	The following special Fire Department conditions shall be required: a. Building shall have fire sprinklers installed per 2019 NFPA 13 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. b. Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. 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. c. A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3). d. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. Please show the location of all hydrants within 300 feet of the property.	Fire	Special	

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GENERAL				
	e. The Project shall provide addresses viewable from the public way. f. The Project shall provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system. g. 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. h. The Project shall provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch. i. The Project shall provide fire extinguishers; size, location, and type shall be approved by Fire Marshal. j. 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. k. An underground fire protection piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required. l. A chemical classification and hazardous materials compliance plan shall be approved by the CCFD prior to any hazardous materials being stored or used on site. A separate plan submittal is required.			

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GENERAL				
13.	The following special Current Planning conditions shall be required: a. The Preliminary Soils Engineering Investigation report recommendations shall be incorporated as part of the building permit plans unless the Building Official determines said recommendations are not necessary. b. Garage doors shall be closed during business hours and vibration isolators shall be installed to reduce operational noise and vibration impacts as noted in the Noise and Vibration Technical Study (ESA – November 2020). c. Noise and Vibration Technical Study (ESA – November 2020) recommended strategies shall be implemented to reduce construction related noise and vibration impacts in addition to standard noise related standard conditions. These include: • An 8 foot tall construction fence equipped with noise blankets rated to achieve sound level reductions consistent with noise thresholds found in the City's General Plan Noise Element for residences and parks (Tellefson Park). The fence and noise blankets will block the line-of-sight between construction equipment and these noise sensitive receptors during early Project construction phases (up to the start of framing) when the use of heavy equipment is prevalent. • Construction and demolition activities shall be scheduled to avoid operating several pieces of equipment simultaneously. • Heavy equipment, such as use of a large bulldozer will not be used within 45 feet of the neighboring residential structures. d. Test driving and street parking of vehicles associated with the Proposed Project shall be	Current Planning Building Safety	Special	

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GENERAL				
	prohibited on residential streets and the test driving route as described in the January 4, 2022, Business Operations Plan shall be used. e. Storage and parking of vehicles associated with the Proposed Project on public street parking shall be prohibited. All maneuvering of vehicles to retrieve blocked vehicles shall occur on site. f. A lot tie covenant between the two lots comprising the Project Site shall be required. g. All measures outlined in the Proposed Project's February, 2021 Parking Management Plan shall be implemented. h. Consistent with the Parking Management Plan, the Project operator shall provide a full time parking attendant during business operating hours to manage the drive aisle stacked and tandem parking. This person may be a vehicle repair technician or some other dealership full time employee. i. There shall be no customers allowed on the site and all vehicles requiring repair shall be left at the dealership's location 11201 Washington Boulevard and 11215 Washington Boulevard. j. Bicycle parking at the Project Site shall be for employees only.			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
14.	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	
15.	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	
16.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	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			

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	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 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.			

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	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 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.			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	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.			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
17.	a. 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. b. There shall be xeriscape and drought tolerant tree planting for water conservation. The number of proposed trees and their locations shall be consistent with the number of trees shown on the Preliminary Development Plans dated April 4, 2022. c. Pursuant to the Preliminary Development Plans dated April 4, 2022, bushes must be 36 inches high at planting to screen parked cars from the sidewalk.	Current Planning/ Parks & Rec.	Standard Special	
18.	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 timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
19.	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	All Depts	Standard	

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	("Inspectors") of the construction schedule and shall meet with the Inspectors.			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
20.	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	
21.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
22.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
23.	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	
24.	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	Building Current Planning	Standard	

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DURING CONSTRUCTION				
	approved by the City, and not in the surrounding neighborhood.	Public Works		
25.	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	
26.	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	
27.	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	
28.	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	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	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.			
29.	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	Building/ Public Works	Standard	.

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DURING CONSTRUCTION				
	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.			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
30.	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 March 25, 2021, 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	
31.	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	
32.	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	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
33.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
34.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including as applicable: 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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
35.	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 May 11, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
36.	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	
37.	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 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.	All	Standard	
38.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

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ON-GOING				
39.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
40.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
41.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	

GLOSSERY 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>
<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	Check if Applicable
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		

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	Check if Applicable
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
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		
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
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		
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		
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		

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	Check if Applicable
14.	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: 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.	City Attorney		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

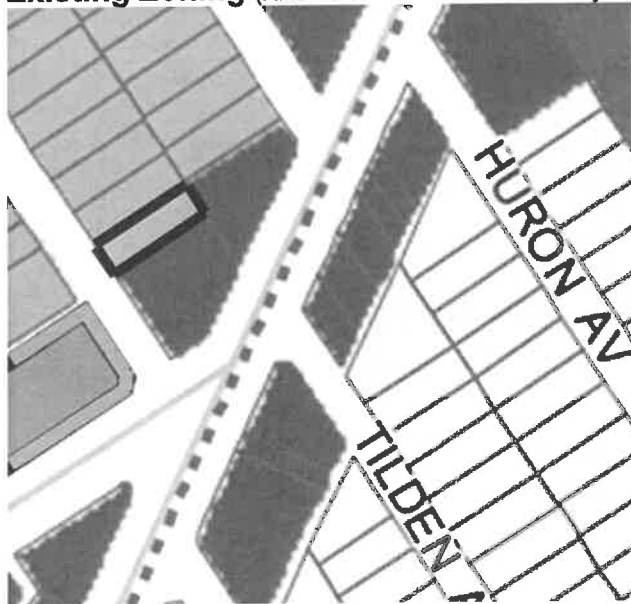
NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
15.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading 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		
16.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
17.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
18.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSERY 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>
<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 C
RESOLUTION NO. 2022- P006
Zoning Code Map Amendment, P2021-0043-ZCMA
11039 Washington Boulevard

Existing Zoning (RMD - Residential Medium Density Multiple)



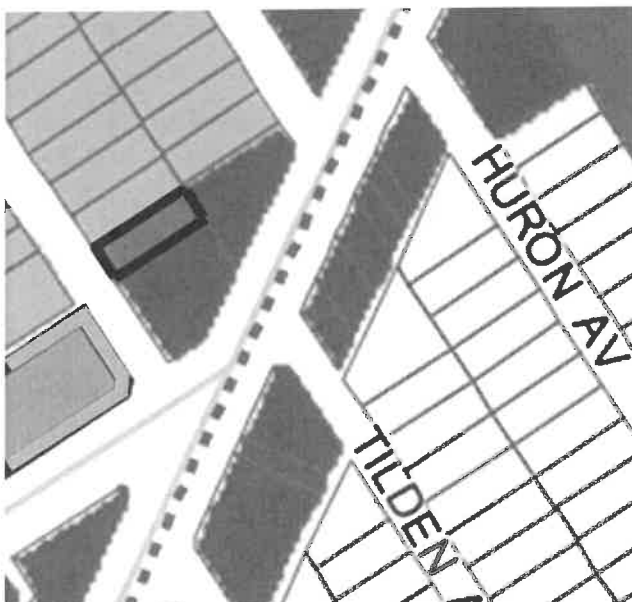
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|--|------------|-------------------------------------|
| | CN | Commercial Neighborhood |
| | CG | Commercial General |
| | CC | Commercial Community |
| | CD | Commercial Downtown |
| | CRR | Commercial Regional Retail |
| | CRB | Commercial Regional Business Park |
| | R1 | Residential Single Family |
| | R2 | Residential Two Family |
| | R3 | Residential Three Family |
| | RLD | Residential Low Density Multiple |
| | RMD | Residential Medium Density Multiple |
| | RHD | Residential High Density Multiple |

LEGEND

- | | | |
|--|-----------|---------------------------------|
| | PD | Planned Development |
| | IL | Industrial Light |
| | IG | Industrial General |
| | S | Studio |
| | E | Cemetery |
| | OS | Open Space |
| | T | Transportation |
| | | Commercial Zero Setback Overlay |
| | | Overlay Zone Boundary |
| | | City Boundary |
| | | Bellona Creek |
| | P | Culver City Park |

Site

Proposed Zoning (CG - Commercial General)



- | | | |
|--|------------|-------------------------------------|
| | CN | Commercial Neighborhood |
| | CG | Commercial General |
| | CC | Commercial Community |
| | CD | Commercial Downtown |
| | CRR | Commercial Regional Retail |
| | CRB | Commercial Regional Business Park |
| | R1 | Residential Single Family |
| | R2 | Residential Two Family |
| | R3 | Residential Three Family |
| | RLD | Residential Low Density Multiple |
| | RMD | Residential Medium Density Multiple |
| | RHD | Residential High Density Multiple |

LEGEND

- | | | |
|--|-----------|---------------------------------|
| | PD | Planned Development |
| | IL | Industrial Light |
| | IG | Industrial General |
| | S | Studio |
| | E | Cemetery |
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| | | Commercial Zero Setback Overlay |
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Site