

RESOLUTION NO. 2021-P012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A CLASS 32 CATEGORICAL EXEMPTION AND APPROVAL OF COMPREHENSIVE PLAN AMENDMENT P2021-0174-CPA FOR A PROPOSED 3-STORY, 7,022 SQ. FT. COMMUNITY CENTER, SIX (6) DWELLING UNITS, RECONFIGURED COMMUNITY GARDEN AND ASSOCIATED SITE IMPROVEMENTS AT 10808-10860 CULVER BOULEVARD IN THE OPEN SPACE (OS) ZONE.

(Comprehensive Plan Amendment, P2021-0174-CPA)

WHEREAS, on June 30, 2021, AUX Architecture (the "Applicant") filed an application for a Comprehensive Plan Amendment (CPA), to allow the construction of a 3-story, 7,022 sq. ft. community center, six (6) low-income dwelling units, reconfigured community garden, and related site improvements (the "Project"). The Project Site is more specifically described as Lots 9 through 30 of Tract No. 9974, of Los Angeles County Assessor's Parcel Number 4210-021-900, in the City of Culver City, County of Los Angeles, State of California; and,

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

Comprehensive Plan Amendment, P2021-0174-CPA, for the construction of the three-story community center, dwelling units, and reconfigured community garden, with related site improvements, 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

WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects, the Project is Categorically Exempt; and

1 WHEREAS, on November 10, 2021, after conducting a duly noticed public hearing on
2 the subject application, including full consideration of the applications, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission, by a vote of
4 5 to 0, recommended to the City Council adoption of a Class 32 Categorical Exemption, in
5 accordance with the California Environmental Quality Act (CEQA), finding the Project will not
6 result in significant adverse environmental impacts, and approval of Comprehensive Plan
7 Amendment, P2021-0174-CPA.
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10 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
11 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

12 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
13 Municipal Code (CCMC), the following findings are hereby made:
14

15 **Comprehensive Plan Amendment**

16 As outlined in CCMC Section 17.250.030.E, the following required findings for a Zoning Code
17 Map Amendment are hereby made:

18 **1. The proposed Comprehensive Plan can be substantially completed within 4 years.**

19 The CPA consists of two (2) new phases; the first being a relatively small addition for which
20 the construction is anticipated to take approximately nine (9) months. Permits will be
21 applied for and secured as soon as possible, with construction commencing immediately
22 after. Phase 3, which includes the six modular units and reconfigured community garden,
23 does not have a defined timeline, but is expected to be completed within the four (4) year
24 CPA time period since the units will be modular and small (325 sq. ft. each) in size. Although
25 implementation will occur after Phase 2 is complete, it is a much smaller scope of work and
26 is expected to take less time in construction than Phase 2.

27 **2. The proposed development is capable of creating an environment of sustained
28 desirability and stability, or adequate assurance will be provided such objective will
29 be attained.**

27 The proposed Creative Community Center will expand upon the original Comprehensive
28 Plan approval allowing continuation of use of the prior AmVets Post 2 facility, which hosted
29 meetings and events and provided services (e.g., job training, housing assistance, etc.),

1 focused on veterans. The community center will be a similar resource with a focus on
2 creative, cultural, and educational objectives that will complement the existing museum
3 facility and surrounding educational and social service providers (e.g., Upward Bound,
4 Culver City Unified School District). The proposed housing and reconfigured community
5 garden under Phase 3 of the CPA will serve to provide low-income housing opportunities,
6 while preserving a community garden use as a continued resource to the community. The
7 community center will also provide services for tenants of the housing, creating a synergy
8 between the two components. Surrounding uses include residential neighborhoods to the
9 north, south, and west of the subject parcel, while Veterans Park is located to the east.
Further, the proposed development will serve to revitalize the existing facility and this
general area within the corridor, enhance the visual aesthetic of the site, and activate the
streetscape. By developing services and programs in coordination with existing community
organizations and establishing a resident base onsite, the proposed development will create
an environment of sustained desirability and stability.

10 **3. The proposed uses will not be substantially detrimental to present and potential**
11 **surrounding uses, but will have a beneficial effect.**

12 The uses proposed as part of the CPA include a community center, affordable housing, and
13 a reconfigured community garden. The community center will be a continuation of the
14 previously approved use for the prior AmVets building with both physical and programmatic
15 enhancements meant to serve the community. The operator has and will continue to take
16 steps to engage other local community serving groups and organizations, such as Upward
17 Bound House, the Culver City Unified School District, and others, to create services and
18 programs of a beneficial effect to the surrounding community and overall City. The housing
19 will serve low-income population and will have services provided through the community
20 center. Surrounding properties are zoned for, and developed with, primarily residential uses
21 (single- and multi-family), as well as recreational and event-related uses at Veterans Park
(e.g., sports facilities, auditorium, meeting rooms, etc.). The proposed uses are very similar,
and will be synergetic with those existing and potential surrounding uses; therefore, the
proposed will not be substantially detrimental. In addition, based on the parking demand
study and transportation analysis, there are no expected detrimental effects relating to
parking and traffic from the proposed uses.

22 **4. The streets and thoroughfares serving the development are suitable and adequate to**
23 **carry anticipated traffic, and the development will not generate traffic that will**
24 **overload the street network surrounding the OS Zone.**

25 The subject site is served by three (3) surrounding streets and one (1) alley, which include
26 Culver Boulevard, Coombs Avenue, and Elenda Street, ranging from 60 to 100 feet width,
27 and 20 feet for the alley. In addition, based on the scope and small size of the Project, a
28 traffic study and Vehicle Miles Travel (VMT) or Level of Service (LOS) traffic analysis are
29 not required. However, a Transportation Analysis was prepared for the Project, which
analyzed the proposed Project and concluded the number of trips anticipated to be
generated by the Project will be below the threshold to warrant further analysis. Therefore,
the expected traffic generated are not anticipated to overload the street network, and the

existing streets and thoroughfares serving the Project are suitable and adequate for the anticipated traffic.

5. The development will account for, and adequately address, parking needs to reduce potential parking impacts to surrounding neighborhoods and on users of the facilities.

The Project site is currently served by various abutting and adjacent public parking lots, along with the other uses on the property (e.g., scout house and tennis courts) and the Veterans Park property. Together, the parking lots provide 305 parking spaces. Phase 3 of the development will reduce this pool by 21 spaces for a total of 284 parking spaces. Based on the existing (i.e., Wende Museum) and proposed areas and uses of the Project, a Parking Demand Study was conducted. In conclusion, the demand study demonstrates there is adequate parking supply available to accommodate the additional parking demand and reduced supply of the Project associated with Phases 2 and 3. Further, if the closest parking lots (Lots 1 and 2) are at capacity, the findings conclude that there is sufficient parking supply in the combined six off-street public parking lots to accommodate the additional Project demand.

6. The proposed development is compatible with the surrounding area.

The proposed CPA development includes expansion of the former AmVets building for use as a community center, which would include similar activities as the prior use, such as meetings, events, performances, and community services, as well as the development of six (6) affordable dwelling units, and reconfiguration of the community garden. The community center is proposed to be 3-stories, up to 39'-4" high to the roof line, with projections up to 54'-5" high, while the proposed dwelling units will be one-story modular structures. The 3-story building is designed to locate the taller mass of the building toward the center of the building, away from the alley and residential uses to the south and away from the sidewalk along the north. Surrounding uses include similar uses as Veterans Park and one- and two-story single- and multi-family residences to the north, south and west. Therefore, the uses and the scale of the proposed development will be compatible with the surrounding area.

7. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process.

The General Plan designation for the site is Open Space, which per the Land Use Element is established to protect open space resources that include public or private land, and is designed and intended to preserve and encourage future parks, open space and recreation opportunities. The proposed CPA will allow the rehabilitation and expansion of the former AmVets building to create a community center that will continue the prior utilization of the building for meetings, events, and providing services, but will also have creative and cultural performances. In addition, the CPA will allow the development of six (6) one-story affordable dwelling units, measuring just 325 sq. ft. each, and the reconfiguration of the existing community garden. As a community center used in the above-described manner,

the building and site continues to be a community resource that is similar to the uses of the Veterans Park site, which is also designated Open Space. This is consistent with the General Plan goal of creating a community that provides cultural opportunities. The Zoning Code serves to implement the goals and objectives of the General Plan; accordingly, the Zoning Code allows for the residential component to be established within the corresponding Open Space (OS) Zone when in conjunction with non-residential uses and when meeting additional standards, such as ensuring any displaced park space is replaced with an equivalent amount of park space on the Project site. Accordingly, the Project proposes to replace and reconfigure the community garden space located where the residential dwelling units are proposed. Therefore, all proposed phases of the CPA will be in conformance with the General Plan designation.

8. Any exception from standard City land use law, rules or regulation requirement is warranted by the design and amenities incorporated in the Comprehensive Plan, and is desired by the Council.

Given the unique nature of the Zoning and General Plan designations, as well as of the existing uses, some exceptions from standard development standards are warranted by the design and amenities incorporated in the Comprehensive Plan. For example, due to the constrained site size and geometrics, the Project does not strictly follow the standards of Table 4-2 since the site is not located in any of the commercial zones listed in that table. Further, the building is still designed to provide height and setbacks that are compatible and sensitive to the surrounding development, including adjacent residential, while creating a design that serves the needs of the intended use and that provides desirable design features. Similarly, the units will be 325 sq. ft. modular units, rather than the minimum 350 sq. ft. and will not be provided with a separate designated 100 sq. ft. of common open space. The units are proposed accordingly due to cost and site size constraints, and consideration of the immediate proximity to open space and park amenities, as well as to preserve as much of the community garden amenity within the same location and to maintain the mass and scale of the building design to a minimum to minimize potential visibility from adjacent residential properties.

9. Existing and proposed utility services are adequate for the proposed uses.

The site is currently developed with a number of uses, including the structure that will be expanded upon to create the proposed community center. As a developed site within an urbanized setting, utility services are currently provided for the site. Any necessary new utility service equipment will be designed and installed at a capacity and locations suitable for serving the proposed development and uses. Further, review of the Project by the City's by the City's Public Works Department has determined that the proposed utility services and existing utilities that will serve the site are adequate for the proposed uses.

10. The Comprehensive Plan has complied with all applicable City requirements.

The Comprehensive Plan Amendment has been prepared in conformance with the Culver City Municipal Code, including the Zoning Code and applicable Building Codes. This

1 includes submittal and review of proposed site plan and uses, preliminary building plans,
2 preliminary landscape and lighting plans, preliminary civil engineering plans. Review by
3 various City Departments of these plans and materials, has determined that the proposed
4 Comprehensive Plan Amendment is in compliance with all applicable City requirements.

5 **11. The proposed development will not degrade the safety and security of residential**
6 **properties adjacent to any OS Zone.**

7 The proposed development consists of a renovation and expansion to the existing building
8 formerly used as AmVets Post 2 for meetings, events, and providing services. The
9 proposed use of the building will be similar in nature and will expand focus on creative,
10 cultural, and educational programming. In addition, it will create a connection with the
11 proposed housing component, including by providing services to the residents of those
12 dwelling units. The proposed development will incorporate a number security features
13 including extending the existing fencing and providing appropriate lighting and landscape,
14 as indicated in the Safety and Security section of the proposed Comprehensive Plan
15 Amendment. The Safety and Security section further indicates the development will
16 incorporate security devices, such as video surveillance cameras and motion sensors.
17 Further, the Project will improve the safety and security of the site and, thus, of the adjacent
18 residential properties.
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1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, hereby recommends to the City Council
3 adoption of a Class 32 Categorical Exemption, in accordance with the California Environmental
4 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
5 impacts, and approval of Comprehensive Plan Amendment P2021-0174-CPA; subject to the
6 conditions of approval and code requirements set forth in Exhibit A and Exhibit B respectively,
7 attached hereto and incorporated herein by this reference.
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10 APPROVED and ADOPTED this 10th day of November, 2021.

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14 DANA A. SAYLES – CHAIRPERSON
15 PLANNING COMMISSION
16 CITY OF CULVER CITY, CALIFORNIA

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18 Attested by:

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22 Ruth Martin del Campo, Administrative Clerk
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EXHIBIT A
RESOLUTION NO. 2021-P012
Case No. P2021-0174-CPA
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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 Streetscape Plan details including benches and trash receptacles. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works/ Planning	Standard	
2.	The Applicant shall be responsible for implementing all three phases of the Project as described in the Comprehensive Plan Amendment and all conditions will be implemented and cleared on a per phase basis. Phase 3 of the Project shall be implemented in collaboration with the City.			
3.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
4.	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	
5.	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	

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GENERAL				
6.	The applicant shall obtain an encroachment permit for encroaching into the public right-of-way.	Public Works	Special	
7.	The project will be required to place a pull box near the proposed network room as well as underground conduit from the network room to the pull box for future Culver Connect fiber. Pull box and conduit shall be on private property.	Public Works	Special	
8.	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	Public Works	Special	
9.	On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Special	
10.	Trash enclosures shall be provided and shall have 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. 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-	Public Works/ Fire/ Current Planning	Standard	

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GENERAL				
	site in the trash enclosures.			
11.	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 waste diversion goals.	Public Works	Standard	
12.	The applicant shall include bioretention features along the Culver Boulevard frontage of the project, in accordance with the City’s Stormwater Quality Master Plan.	Public Works	Special	
13.	Secure bicycle parking shall be provided to accommodate a minimum of twenty-two (22) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: • Community Center: four (4) long-term parking spaces and eight (8) short term parking positions • Residential: six (6) long-term parking spaces and four (4) short term parking positions The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The short-term spaces shall be provided on the project site, using five (5) City approved “Inverted - U” Bicycle Racks. The short-term bicycle parking spaces shall be provided	Public Works	Special	

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GENERAL				
	within 50-ft walking distance of the main pedestrian entrances to the facility. The development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72-inch; aisles width of 48-inches between bicycle parking areas; a minimum 30-inch separation between parallel bicycle racks; and, a minimum 24-inch separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements. All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.			
14.	The Project shall meet all provisions of CCMC Section 7.05.015 – “Transportation Demand and	Trans./ Public	Standard	

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GENERAL				
	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 the following Mobility and Trip Reduction Measures: 1. A bulletin board, display case, or kiosk displaying transportation information in a prominent area accessible to the greatest number of employees shall be installed. Such required information shall include, but is not limited to, the following: a. Current maps, routes and schedules for public transit routes serving the site; b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency, transportation management associations, and local transit operators; c. Ridesharing promotional material supplied by commuter-oriented organizations; d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and e. A listing of any other facilities and resources that may be available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. 2. With approval from Public Works, designated loading area(s) for ridehail vehicles along project adjacent public right-of-way or an onsite designated loading area for shared-ride vehicles. 3. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map	Works/ Planning		

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GENERAL				
	with approximate walking distances and times to local neighborhood amenities. 4. Transit Subsidies – The Project will subsidize the purchase transit passes or other transit fees for any employee or resident of the Project upon request who opt to use public transit instead of personal vehicles; 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 Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.			
15.	The Project shall upgrade the adjacent bus stop at EB Culver Blvd at Elenda St, to include one (1) new bus shelter, one (1) new bench with back support and arm rests, one (1) new trash receptacle, one (1) real-time information display, and one (1) new signpost with concrete base per Culver CityBus Bus Stop Standard. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop standards. The final location, layout and bus stop amenities shall comply with Culver CityBus Bus Stop Standard and approved by Transportation Department.	Trans.	Standard	
16.	Prior to issuance of any Public Works Department and/or Engineering Division permit, the applicant shall provide street improvement plans to Transportation Department showing the layout of bus stop furniture, bus stop signage and bus pad; the bus stop door/furniture zone shall be free of obstruction (other street furniture, tree well, utility box, etc.); the final location, layout and bus shelter equipment shall be approved by Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells,	Trans.	Special	

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GENERAL				
	utilities, and furniture and all require bus-related Improvements.			
17.	The Project shall comply with all the following requirements. An egress plan showing compliance with CBC Chapter 10 shall be part of the plan submittal reflecting all components of the means of egress system, required and provided capacities and necessary distances. An allowable area analysis shall be submitted during the plan review for the existing building plus addition (CBC 503). All exterior wall opening analysis shall be included in the building submittal (CBC 705.8)	Building	Special	
18.	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	
19.	The Project is subject to and shall comply with the terms of the long-term lease and any applicable amendments.	Current Planning	Special	
20.	The reconfigured community garden shall be secured by fences or other means in order to safeguard the space(s) from unauthorized access.	Current Planning	Special	
21.	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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PRIOR TO DEMOLITION PERMIT ISSUANCE				
22.	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	
23.	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 (e.g. entitlements, building permits, and land lease) 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	
24.	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	All Depts	Standard	

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	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. During construction, 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 regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and			

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	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			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	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 (contractor, superintendent), allowed hours of construction, and the minimum safety gear mandatory for all staff on site. 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.			
25.	Prior to issuance of any construction permit, the applicant shall provide the final construction phasing plan, traffic control plan, and construction management plan to Transportation Department for review and comments.	Trans.	Special	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
26.	Prior to the issuance of any permit, the applicable Sewer Facility Charge for the project shall be paid.	Public Works	Special	
27.	Prior to issuance of demolition permit, the Applicant shall obtain a full paleontological assessment to be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.	Current Planning	Special	
28.	Prior to issuance of demolition permit, the Applicant shall retain a qualified Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist). Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological and cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event. In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-	Current Planning	Standard	

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	disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and the Gabrielino Tribe. If the resources are Native American in origin, the Gabrieleno Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the Gabrielino Tribe’s treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	the Fowler Museum, if such an institution agrees to accept the material and/or the Gabrielino Tribe. If no institution or the Gabrielino Tribe accept the resources, they may be donated to a local school or historical society in the area (such as the Culver City Historical Society) for educational purposes. Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required standard conditions of approval. If human remains are encountered unexpectedly during implementation of the project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human			

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	remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the facility property in a location not subject to further and future subsurface disturbance.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
29.	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/	Standard	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	Current Planning Division for review and approval. Plans shall include all information necessary to confirm compliance with CCMC Chapter 17.310.	Parks & Rec.		
30.	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	
31.	a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
32.	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	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	of the Current Planning Manager and Building Official.			
33.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
34.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
35.	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	
36.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Current Planning Public Works	Standard	
37.	During construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Special	
38.	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 at select locations for drivers' line of sight. The height and fence material are subject to approval by the City Engineer and the Current	Building/ Current Planning/ Public Works	Standard	

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DURING CONSTRUCTION				
	Planning Manager. The site fence location shall be identified on the Demolition plan.			
39.	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. The Building Safety Division reserves the right to adjust construction hours during the course of the project, apply administrative assessments, or post a general stop work notice for violations of any conditions of approval or as deemed necessary. 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	
40.	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	
41.	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	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	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.			
42.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
43.	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 August 19, 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	
44.	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	
45.	The applicant shall scan the approved grading plans, all off-site plans, LID Report, and SUSMP and SWPPP reports and forward the electronic copies to the Engineering Division.	Public Works	Standard	
46.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
47.	The Applicant shall comply with the process(es) approved by the Culver City Housing Authority for selection of renters/tenants for the affordable units.	Current Planning/ Housing Authority	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	The Housing Authority shall confirm eligibility of all selected applicants.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
48.	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 10, 2021, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
49.	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	
50.	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	

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ON-GOING				
51.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
52.	The dwelling units shall be reserved for low-income individuals or households, in compliance with State law. A covenant and agreement, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney, reserving the six (6) units accordingly shall be signed and recorded. 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 and the Housing Authority.	Current Planning	Special	
53.	Major events shall never occur at the same time at the Wende Museum and at the Creative Community Center (CCC). The CCC shall be operated such that the performance space and the meeting rooms/classrooms will not be simultaneously occupied. The Wende will hire a full-time Program Coordinator to ensure that these operational conditions are met.	Current Planning	Special	
54.	The Wende Museum and Creative Community Center shall coordinate all events with the Parks, Recreation and Community Services Department through the Department's "master calendar".	Current Planning	Special	
55.	After six months and after one year of full operation of Phase 2, the Current Planning Division and Mobility and Traffic Engineering Division shall conduct a review of parking and on-site circulation of the facility during Special Events. If it is determined that the management of parking and traffic during Special Events is insufficient and/or is creating traffic impacts on the adjacent residential neighborhoods, additional requirements (including, but not limited to, valet parking, restricted turn	Current Planning	Special	

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ON-GOING				
	movements, limits on special events) may be imposed.			

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>
<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
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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 two years 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.	Except as otherwise modified by the Comprehensive Plan, the Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	Except as otherwise modified by the Comprehensive Plan, all planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	Except as otherwise modified by the Comprehensive Plan, all parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		

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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
7.	Except as otherwise modified by the Comprehensive Plan, signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs" and/or approved Master Sign Program (MSP). All sign details, including placement, design, materials, sizes, etc. shall be determined through the MSP review process. All signs require a separate permit and approval prior to installation.	Current Planning		
8.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building		
10.	The Project shall comply with all the following requirements. 1. Provide fire sprinklers per NFPA 13 in the Multi-purpose area and NFPA 13D in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC). 2. Provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns). 3. Provide an address viewable from the public way. 4. Provide a KNOX box with keys for all common doors and gates. 5. Provide smoother surface from street to units and parking area for use of Gurneys.			
11.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
12.	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,	Public Works		

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	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").			
13.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
14.	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		
15.	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		
16.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including those listed below, unless a fee waiver has been granted by the City Council: a. New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq., b. City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq. d. City's Mobility Improvement Fees, as set forth in CCMC Section 10.06.500, et. seq.	Current Planning Building Cultural Affairs		
17.	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	Building		

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	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.			
18.	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.	City Attorney		

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	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.			
19.	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		
20.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
21.	All new utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
22.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

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GLOSSARY OF ABBREVIATIONS

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<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
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<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>