

RESOLUTION NO. 2025-P013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CHECKLIST PURSUANT TO CEQA GUIDELINES 15168 AND APPROVING SITE PLAN REVIEW, TENTATIVE PARCEL MAP, AND EXTENDED CONSTRUCTION HOURS FOR A MIXED-USE PROJECT WITH 1077 RESIDENTIAL UNITS AND 5,772 SQUARE FEET OF COMMERCIAL SPACE AT 5757 UPLANDER WAY IN THE MIXED USE HIGH (MU-HD) ZONE.

(Site Plan Review, Tentative Parcel Map, and Extended Construction Hours, P2024-0190-SPR/TPM)

WHEREAS, on April 11, 2025, Spencer Kallick, representative of B9 Sequoia, Culver City Owner LP (the "Applicant"), filed an SB 330 application invoking vesting rights to development standards in place at that date; and,

WHEREAS, on July 1, 2025, the Applicant filed an application for a Site Plan Review, Tentative Parcel Map, Density Bonus and Other Incentives, and Extended Construction Hours, to allow the construction of a 7-story, mixed-use project with 1,077-units (including 78 very low-income units) and 5,772 square feet of commercial square footage in the Mixed Use High (MU-HD) Zone (the "Project"). The Project site is located at 5757 Uplander Way and described as Parcel 1 of Parcel Map 12436 and Lots 11, 12, 13 of Tract Map 22864 in Culver City, with Los Angeles County Assessor numbers of 4134-005-021, 4134-005-002, 4134-005-003, and 4134-005-004; and,

WHEREAS, to implement the proposed Project, approval of Site Plan Review and Tentative Parcel Map P2024-0190-SPR/TPM is required to ensure the Project complies with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City; and,

WHEREAS, three of four existing Project site parcels are identified in the City's Housing Element Sites Inventory with fewer affordable housing units proposed on these parcels than identified in the Housing Element, thus pursuant to Government Code Section 65863(b)(2), the City is required to make

1 written findings that there are adequate remaining sites identified in the Housing Element to meet the
2 city's share of the regional housing need; and,

3 WHEREAS, the Extended Construction Hours request is for construction start times of 7 AM
4 instead of 8 AM on Monday through Friday, and 8 AM instead of 9 AM on Saturday; and CCMC Section
5 9.07.035 allows an applicant to request extended construction activity of a specific nature, with a limited
6 duration, in nonresidential zoning districts, on construction sites 1 acre or greater in size, if the exception
7 is determined to be in the public interest; and,

8 WHEREAS, the Density Bonus and Other Incentives application was subject to administrative
9 approval, pursuant to CCMC Section 17.580.075 and State Density Bonus law; and,

10 WHEREAS, the Planning Commission determined, through a CEQA Checklist that Project-
11 specific potential environmental impacts are within the scope of potential environmental impacts
12 analyzed in the Certified PEIR for the Culver City General Plan 2045 and Zoning Code Update pursuant
13 to CEQA Guidelines Section 15168, and no further environmental analysis is required pursuant to
14 CEQA Guidelines Section 15162; and

15 WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on the
16 subject application, including full consideration of the application, plans, staff report, environmental
17 information and all testimony presented, the Planning Commission by a vote of __ to __, approved a
18 CEQA checklist pursuant to CEQA Guidelines Section 15168, finding that the Project's potential
19 environmental impacts are within the scope of the certified General Plan and Zoning Code Update
20 Program Environmental Impact Report, in accordance with CEQA, finding the Project will not result in
21 significant adverse environmental impacts; conditionally approved Site Plan Review and Tentative
22 Parcel Map P2024-0190-SPR/TPM, and conditionally approved the request for Extended Construction
23 Hours, as set forth herein below;
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27 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
28 CALIFORNIA, RESOLVES AS FOLLOWS:
29

SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City Municipal Code (CCMC), Title 17, Section 17.540.020, the following required findings for Site Plan Review are hereby made:

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

The Project has no specific adverse impact on public health or safety and meets all objective public health or safety standards, policies or conditions currently in existence.

- B. The Project is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development and objective design standards, as existed on the date the application was deemed complete.**

The Project is consistent with the purpose and intent of the Mixed Use High (MU-HD) zoning district. Code compliant development standards are provided, along with a 29.1% density bonus, a concession of 37 feet-6 inches of building height to allow a height of 93 feet-6 inches, and waiver of loading space clearance height, to accommodate affordable housing pursuant to State Density Bonus Law.

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

The Project is consistent with the Culver City General Plan 2045 in the following ways:

- It is a mixed-use project with significant accessible open space and a pedestrian-friendly public realm that helps activate streets and contributes towards a vibrant, mixed use Fox Hills area thus advancing Land Use goals (LU)-1, LU-4, LU-7, and LU-14;
- It advances diversity of housing options by committing 36 units for very low-income households and including a mix of studios, 1-, 2- and 3-bedroom units thus advancing Goal LU-2;
- It provides onsite amenities and programs to promote walking and biking thus advancing Goal LU-3;
- It provides landscaping that reduces water use, promotes conservation and on-site water reuse, and preserves existing street trees thus advancing Goals LU-16, Conservation (C)-2 and Infrastructure (INF)-2;
- It provides a 5-foot right-of-way dedication along Bristol Parkway and a 5-foot easement along Hannum Avenue, enhances sidewalks along frontages, and contributes impact fees thus advancing Goals LU-18, and Mobility (M)-2;
- It provides roof-top photovoltaic panels to reduce dependence on fossil fuels thus advancing Goal INF-7.

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

The Project includes a dedication and improvements to meet public facility needs and is consistent with anticipated growth provided in the General Plan 2045 including the Housing Element, Mobility

Element and Infrastructure Element. The Project will pay impact fees which would be used to ensure that necessary public facilities will be available to serve the subject site and surrounding area.

SECTION 2. Pursuant to the foregoing recitations and the provisions of CCMC Section 15.10.095, the following findings for the Tentative Parcel Map are hereby made:

A. The proposed map is consistent with applicable Zoning Code, General Plan and Specific Plans.

The General Plan Land Use Element designates the site as Mixed Use High, which corresponds to the Mixed Use High (MU-HD) Zone, which is intended to allow commercial uses and high-density housing opportunities. The Project includes both residential and commercial uses. Per the Zoning Code, the MU-HD zone has a minimum lot area of 20,000 square feet which is exceeded by the proposed map. The proposed map will combine 4 existing land lots and subdivide into 3 lots. The subject site is consistent with other commercial properties that have been subdivided in the surrounding area. Therefore, the proposed map is consistent with the applicable zoning code and general plan, and there is no applicable specific plan.

B. Each lot in the proposed map will have vehicular access to an approved dedicated street.

The proposed map will combine 4 existing land lots and subdivide into 3 lots which have frontage on and vehicular access to existing public streets namely Uplander Way and Bristol Parkway.

C. Each lot in the proposed map is designed for drainage to an approved drainage facility.

The proposed map ensures that all lots have adequate drainage to an approved drainage facility on Hannum Avenue, Uplander Way or Bristol Parkway.

D. The proposed division will not interfere with widening, extension, or opening of any street or Master Plan highway.

The proposed map provides for a 5-foot dedication along the Bristol Parkway frontage and a 5-foot easement on Hannum Avenue to comply with the Safer Fox Hills Plan and is otherwise consistent with all applicable street design standards.

E. Lot lines are designed so easements will be located to be suitable for the proposed use.

The proposed map provides for all easements needed to be suitable for the proposed uses.

F. The site is physically suitable for the type of development and proposed density.

The site is physically suitable and of sufficient size to construct the proposed of 1,077 dwelling units, commercial ground floor uses, and structured parking. The density is consistent with allowable MU-HD densities and State Density Bonus Law provisions for density bonus, and concessions and waivers for specific development standards. The Project will be consistent with CCMC requirements and other City standards for circulation, open space, and related improvements.

G. The subdivision design and proposed improvements are not likely to cause public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife habitat, and will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

1 The Project has completed necessary studies pursuant to CEQA Guidelines Section 15168, and
2 potential Project-specific environmental impacts are within the scope of potential environmental
3 impacts analyzed in the Certified PEIR for the Culver City General Plan 2045 and Zoning Code
4 Update. Thus, it will not likely cause public health problems, substantial environmental damage,
injure fish or wildlife habitat, be materially detrimental to public welfare, or be injurious to property
or improvements in the immediate vicinity.

5 **H. The subdivision design or type of improvements will not conflict with public easements for**
6 **access or use of property within the proposed subdivision.**

7 The proposed map does not conflict with public easements for access or use of property within the
8 proposed subdivision.

9 SECTION 3. Pursuant to the foregoing recitations and the provisions of Government Code
10 Section 65863(b)(2), the following finding is hereby made:

11 **A. There are adequate remaining sites identified in the Housing Element to meet the city's share**
12 **of the regional housing need.**

13 The Project proposes to include 78 lower-income units, whereas the Housing Element Sites
14 Inventory projected 441 lower-income units on the Project site. After accounting for the Project site
15 and other sites that are already in the development pipeline, the Housing Element Sites Inventory
16 includes remaining sites with total capacity of 2,823 lower-income units. This provides a 1,111-unit
(65%) surplus over the Regional Housing Needs Assessment (RHNA) allocation of 1,712 lower-
income units, which is a sufficient buffer to enable the City to meet its share of the regional housing
need.

17 SECTION 4. Pursuant to the foregoing recitations and the provisions of CCMC Section
18 9.07.035.C, the following finding for extended construction hours is hereby made:

19 **A. It is in the public interest to allow for extended construction hours.**

20 The additional hour of work requested on Mondays through Saturdays will serve to shorten the
21 estimated duration of construction by 9 to 12 weeks for each phase of the 3-phase project, thus
22 reducing the overall time that neighbors may be impacted. The earlier start will allow construction
23 traffic and time-sensitive morning deliveries to occur outside of the morning rush hour commute
24 time. The extended hours would also increase construction crew safety by enabling certain tasks,
25 such as crane erection and disassembly to be completed within a day's work. The extended
26 construction hours would be subject to conditions of approval related to the Construction
Management Plan to adequately address potential impacts from the increased hours. Any proposed
revisions to these construction plans will require Public Works Engineering Division and the Current
Planning Division approval. The City may impose additional measures including construction
signage informing the public of extended construction hours, increased sound attenuation, and
added traffic control construction personnel.

27 SECTION 4. Pursuant to the foregoing recitations and findings, the Planning Commission of the
28 City of Culver City, California, hereby (i) approves a CEQA checklist pursuant to CEQA Guidelines
29

1 Section 15168, finding that the Project's potential environmental impacts are within the scope of the
2 certified General Plan and Zoning Code Update Program Environmental Impact Report; and (ii)
3 approves extended construction hours beginning at 7:00 AM instead of 8:00 AM Monday through
4 Friday, and 8:00 AM instead of 9:00 AM on Saturdays; and (iii) approves the Site Plan Review and
5 Tentative Parcel Map for Project P2024-0190-SPR/TPM, subject to the site and floor plans, and map
6 reviewed by the Planning Commission on November 12, 2025, the conditions of approval set forth in
7 Exhibit A attached hereto and incorporated herein by this reference, and the applicable code
8 requirements set forth in Exhibit B attached hereto and incorporated herein by this reference. The site
9 and floor plans and Exhibits A and B are collectively referred to as "Project Requirements."
10

11
12 SECTION 5. The Project Requirements are hereby imposed on the proposed mixed-use
13 development at 5757 Uplander Way.

14 APPROVED and ADOPTED this 12th day of November 2025.
15

16
17 _____
18 DARREL MENTHE - CHAIRPERSON
19 PLANNING COMMISSION
20 CITY OF CULVER CITY, CALIFORNIA

21 Attested by:

22 _____
23 RUTH MARTIN DEL CAMPO, SECRETARY
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ATTACHMENT 1 - EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Current Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works Engineering	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009, Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works Engineering	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works Engineering	Standard	
5.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6-inch-high by 6-inch-wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final	Public Works EPO/ Fire/ Current Planning	Standard	

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GENERAL				
	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.			
6.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works EPO	Standard	
7.	Access driveways and drive aisles to the trash room shall have adequate collection truck turning radius, overhead clearances for both traveling height and operational overhead height, 14 feet and 20 feet, respectively.	Public Works EPO	Standard	
8.	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	Standard	
9.	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	
10.	The property shall be maintained regularly from entitlement issuance to Certificate of Occupancy. This includes keeping the site free of trash and litter, overgrown vegetation and weeds, standing water, graffiti, advertisements, broken fencing or torn screening materials, and dilapidated structures.	All Depts/ Code Enforcement	Standard	
11.	All common and private open spaces, amenities, and bicycle-related rooms as shown on the approved Entitlement plans, shall be maintained for the life of the development.	Current Planning	Standard	

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GENERAL				
12.	In lieu of the clearance height provided in CCMC Section 17.320.050, loading space clearance height of 12 feet 9 inches is allowed with the condition that the manager/operator of the development shall notify all new owners/tenants regarding the impact of this height limitation on the size of delivery vehicles that can be accommodated.	Current Planning	Special	
13.	The following time limits shall apply to the project in lieu of the provisions on Time Limits and Phasing in CCMC Section 17.595.030 (note that a Phase is defined as full build-out through certificate of occupancy of a Project Parcel): a. Project development shall commence the use by pulling Phase I building permits within two years from the date of approval of the Project Site Plan and associated entitlements, with the option for two automatic, one-year extensions if requested to the City in writing prior to expiration. b. Construction of Phase I shall commence within two years following issuance of building permits. Each subsequent Phase of construction (Phase II, Phase III) shall be commenced by pulling building permits for the respective Phase within two years following issuance of the last certificate of occupancy for the immediately preceding Phase. c. As with Phase I, two automatic, one-year extensions to pull building permits are available for each of Phase II and Phase III if requested from the City in writing prior to expiration, and construction of Phases II and III shall commence within two years following issuance of building permits for that Phase.	Current Planning	Special	
14.	Building shall have fire sprinklers installed per 2022 NFPA 13/13R requirements and CCMC 9.02. Fire Department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.	Community Risk Reduction	Standard	
15.	Location of the Fire Department fire sprinkler connection (FDC) shall be located on the address side of the building. Culver City Fire Department requires each FDC to be within 150 feet of a public	Community Risk Reduction	Standard	

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GENERAL				
	fire hydrant. A new fire hydrant may be required to meet this requirement.			
16.	Provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 feet of hose and 30 feet of stream.	Community Risk Reduction	Standard	
17.	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).	Community Risk Reduction	Standard	
18.	Provide addresses viewable from the public way.	Community Risk Reduction	Standard	
19.	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. All fire lane location shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location, and type of fire department connections (FDC's) and similar equipment. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000-pound apparatus.	Community Risk Reduction	Standard	
20.	Provide fire sprinkler monitoring and fire alarm system per 2022 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. fire control room(s) shall be provided per review and approval of the CCFD. Comply with Ch. 5 of 2022 CFC Emergency Responder Radio Coverage.	Community Risk Reduction	Standard	
21.	Hydrants shall be provided in the quantity and at the spacing prescribed in the 2022 CFC Appendix B. Fire Hydrants shall provide a minimum spacing of 300 feet apart. Hydrants shall be provided from existing fire main loop. Prior to use existing loop shall pass a 200 Plus PSI hydrostatic test. Sectional valves shall be installed at each existing DDCA to	Community Risk Reduction	Standard	

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GENERAL				
	allow minimum water to supply the hydrants upon a DDCA being taken out of service.			
22.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Community Risk Reduction	Standard	
23.	All parapets, wall tops and fascia at the windows sills, roof tops and on the roof shall be of solid materials able to withstand the weight of firefighters and firefighting equipment. Any request for deviations shall be reviewed and approved by the Culver City Fire Department.	Community Risk Reduction	Standard	
24.	Any parapets or wall tops that are 5 feet or more above the roof shall have noncombustible catwalks and ladders.	Community Risk Reduction	Standard	
25.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Community Risk Reduction	Standard	
26.	Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.	Community Risk Reduction	Standard	
27.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Community Risk Reduction	Standard	
28.	All emergency lights and exit lights shall have self-contained battery backup power.	Community Risk Reduction	Standard	
29.	All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.	Community Risk Reduction	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
30.	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	Current Planning/ City Attorney	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	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.			
31.	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	
32.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and/or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. The City may impose additional measures including construction signage informing the public of extended construction hours, increased sound attenuation, and added traffic control construction personnel.	All	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	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: i. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. ii. 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. iii. 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			

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	minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property. iv. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. v. The location and travel routes of off-site staging and parking locations. vi. 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 measures during construction: 1. Foundation Shoring Plan demonstrating use of noise dampening design methods. 2. Construction Rules Sign that includes contact names and telephone numbers. 3. Daily maintenance of construction site. 4. Dust control by regular watering. 5. Construction worker and contractor offsite parking. 6. Staging and storage of construction equipment on-site only.			

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	7. Compliance with noise standards. f. Foundation shoring and/or foundation piles. When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
33.	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 Safety	Standard	
34.	Projects shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees are paid, with the associated complete plan and supporting documentation set. Currently, 2022 California Building Codes.	Building Safety	Standard	
35.	A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not be limited to means of egress plan, fire-rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height, and area analysis.	Building Safety	Standard	
36.	The project shall comply with all requirements of SB 7 submetering for each unit. A letter shall be provided from the applicant to Building and Safety stating they will comply with SB 7, which, Building Safety will provide to the utility company as	Building Safety	Standard	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	requested. Contact tim.koutsouros@culvercity.org with questions.			
37.	Solar is required: a minimum 1 kwh per 10,000 sf of building area CCMC15.02. Where T24 reflect a different amount the more stringent applies.	Building Safety	Standard	
38.	Comply with all Culver City California Code of Regulations local amendments and can be found under Culver City Muni Code 15.02.	Building Safety	Standard	
39.	The overall construction submittal documents shall indicate any construction staging areas proposed. The C.C. P.W. Dept./ Engineering Division will require a separate permit for the temporary use of any City right of way.	Building Safety	Standard	
40.	The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All	Standard	
41.	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 Engineering	Standard	
42.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e. urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.	Public Works Engineering	Standard	
43.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works Engineering	Standard	

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44.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division and Mobility & Traffic Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works Engineering	Standard	
45.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and Off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works Engineering	Standard	
46.	Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is	Public Works Engineering	Standard	

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	included in the submittal package, including the plan check fee associated with the SUSMP.			
47.	Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge.	Public Works Engineering	Standard	
48.	Applicant shall do a sanitary sewer line analysis. Sewer analysis shall consider the existing and future flows, alignments, and sizes of existing sewer lines to determine if upgrades are necessary.	Public Works Engineering	Standard	
49.	Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD.	Public Works Mobility	Standard	
50.	This project proposes to redevelop property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.	Public Works Engineering	Standard	
51.	Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works Engineering	Standard	
52.	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 Engineering	Standard	
53.	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.	Public Works EPO	Standard	
54.	Commercial and residential trash areas must be separated in different enclosures. Enclosures	Public Works EPO	Standard	

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	shown on the plan should be labelled either "Residential" and/or "Commercial."			
55.	The Project shall be subject to all mitigation measures identified in the CEQA documentation and all project design features identified therein shall be noted or referenced in the Building Permit Plans.	Current Planning	Standard	
56.	A Conformance Review for the ground floor commercial space with regard to outdoor dining shall be required at the time of Building Permit plans submittal.	Current Planning	Standard	
57.	Scaled and dimensioned plans indicating all private, common, and publicly accessible open space areas that are consistent with areas noted in the approved Entitlement Plans shall be included on Building Permit plans and provided separately to Current Planning for review and approval.	Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
58.	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 Safety/ Current Planning	Standard	
59.	A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities. Whoever will be the on-site field superintendent MUST attend the construction kick-off meeting. The pre-construction meeting is to take place prior to ANY permit issuance where the drawings are substantially complete.	Building Safety	Standard	
60.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	

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DURING CONSTRUCTION				
61.	During construction, dust shall be controlled by regular watering or other methods as determined by the building inspector.	Building Safety/ Public Works	Standard	
62.	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 Planning and Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building Safety	Standard	
63.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Safety/ Current Planning/ Public Works	Standard	
64.	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 driver's line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building Safety/ Current Planning/ Public Works	Standard	
65.	During construction, any violations of the project conditions of approval may result in administrative assessments and/or general stop-work orders. Any type of damage to any adjacent property or any part of the City right of way will result in a general stop work order. A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety.	Building Safety	Standard	

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DURING CONSTRUCTION				
66.	Place a temporary construction sign during construction with the superintendent's name and phone number, the contractor's name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site; long pants, a shirt w/ sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary. Submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction have a predetermined location for the special inspection reports, and engineer's reports, for easy access by the Building Safety staff.	Building Safety	Standard	
67.	Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Friday; 8:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. All project conditions apply to the extended hours and are subject to review and approval by Public Works of the Final Construction Management Plan, Pedestrian Protection Plan and Construction Traffic Management Plan to adequately address impacts of the increased hours. The City may impose additional measures including construction signage informing the public of extended construction hours, increased sound attenuation, and added traffic control construction personnel. 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. All concrete pours/ worker staging/ any on-site or off-site activity shall start and end within the allowed construction hours. No on-site or off-site staging activity or any activity of any kind is allowed outside of the allowed construction hours.	Building Safety/ Public Works	Special - Extended Construct -ion Hours	
68.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building Safety/ Public Works	Standard	
69.	Compliance with the following noise standards shall be required at all times:	Building Safety/	Standard	

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DURING CONSTRUCTION				
	1. 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; 2. All construction equipment shall be properly maintained to minimize noise emissions; 3. 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; 4. 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 to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and 5. 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.	Current Planning		
70.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent businesses. 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	Building Safety/ Public Works	Standard	.

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	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.			
71.	All trucks driving to the job site shall obtain Culver City haul-route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.	Building Safety	Standard	
72.	The Building Safety Division reserves the right to adjust allowed construction staging areas during the project, or apply administrative assessments, or post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.	Building Safety	Standard	
73.	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 Engineering	Standard	
74.	All work that will be done in the jurisdiction of the City of Los Angeles shall be coordinated with the Los Angeles Department of Transportation	Public Works Engineering	Standard	
75.	During construction, pedestrian access along the project's frontage shall be always maintained.	Public Works Engineering	Standard	
76.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works Engineering	Standard	
77.	Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant.	Public Works Engineering	Standard	
78.	If tie-backs are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 5 feet below grade.	Public Works Engineering	Standard	
79.	Construction-related vehicles shall not be permitted to park on public streets.	Public Works Engineering	Standard	
80.	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.	Public Works Engineering	Standard	
81.	All new utility lines fronting the site shall be undergrounded by the applicant.	Public Works Engineering	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
82.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, or in the CCMC, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
83.	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	
84.	Processing of a master sign program pursuant to Chapter 17.330 of the zoning code is required prior to certificate of occupancy.	Current Planning	Standard	
85.	The applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.	Public Works Engineering	Standard	
86.	All street signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works Engineering	Standard	
87.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees, as set forth in CCMC Section 15.06.005 et.seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq.,	All	Standard	

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	d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.			
88.	Applicant shall furnish and install new CCTV video camera at the intersection of Uplander Way and Hannum Avenue along with pertinent wiring, pull boxes, and conduit.	Public Works Engineering	Special	
89.	Along the east side of Bristol Pkwy, the applicant shall: a. 2" grind & overlay to the centerline of the road and restripe roadway (City to supply signing & striping plan) b. Remove existing curb & gutter and install new curb with 6' wide gutter. New curb and gutter to be constructed in existing location. c. Install a 15' wide sidewalk & parkway with tree wells in the parkway at approx. 30' apart on center (exact locations to be confirmed during offsite plan review). Tree species shall be in accordance with the City's Urban Forest Master Plan. d. Dedicate 5' of their frontage for sidewalk & parkway widening. e. Relocate any existing streetlight poles from the back of the sidewalk to the parkway. Street lights should be placed 18 inches from the curb face.	Public Works Engineering	Special	
90.	At the southeast corner of Bristol Pkwy & Hannum Ave, the applicant shall: a. Reconstruct the corner of the intersection to replace the diagonal ADA ramp at the corner with 2 directional ADA ramps. New corner shall have a 15-foot curb radius. b. Relocate the traffic signal poles, if required to accommodate the (2) directional ADA ramps. c. Restore/restripe roadway, if required by the construction work at the corner. d. Furnish 2 Accessible Pushbutton Signals (APS, i.e., ADA compliant pedestrian pushbuttons) to City. City crews to install.	Public Works Engineering	Special	

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91.	On Hannum Ave, the applicant shall: a. 2" Grind & overlay south side of street to centerline of the road. Restripe road as detailed below. b. Implement a parking-protected bike lane along their frontage in accordance with the Safer Fox Hills plans approved by the City Council in May 2024. Signing & striping shall properly tie into adjacent signing & striping in accordance with Public Works Department Mobility & Traffic Engineering Division Standards. c. Install a 15' wide sidewalk & parkway with tree wells in the parkway at approx. 30' apart on center (exact locations to be confirmed during offsite plan review). Tree species shall be in accordance with the City's Urban Forest Master Plan. d. Dedicate a 5' wide easement along the Project's Hannum Avenue frontage for public sidewalk and incidental purposes. Adjacent to the sidewalk easement the Project shall install and maintain a 5'-wide landscape buffer between the easement line and the adjacent building. e. Relocate any existing streetlight poles from the back of the sidewalk to the parkway. Street lights should be placed 18 inches from the curb face.	Public Works Engineering	Special	
92.	At the southwest corner of Hannum Ave & Uplander Way, the applicant shall: a. Reconstruct the corner of the intersection to replace the diagonal ADA ramp at the corner with (2) directional ADA ramps. New corner shall have a 15-foot curb radius. b. Relocate the traffic signal poles, if required to accommodate the 2 directional ADA ramps. c. Restore/restripe roadway, if required by the construction work at the corner.	Public Works Engineering	Special	

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	d. Furnish 2 Accessible Pushbutton Signals (APS, i.e., ADA compliant pedestrian pushbuttons) to City. City crews to install.			
93.	Along the west side of Uplander Way, the applicant shall: a. Remove existing curb & gutter and install new curb with 6' wide gutter offset 6' from existing curb (toward the centerline), thereby reducing the road width from 48' to 42'. b. Install a 14' wide sidewalk & parkway with tree wells in the parkway at approx. 30' apart on center (exact locations to be confirmed during offsite plan review). Tree species shall be in accordance with the City's Urban Forest Master Plan. c. Relocate any existing streetlight poles from the back of the sidewalk to the parkway. Street lights should be placed 18 inches from the curb face. d. Relocate any parking meter posts to new parkway. e. 2" Grind & overlay west side of street to centerline of the road. Restripe roadway.	Public Works Engineering	Special	
94.	Along the north side of Sumner Way, the applicant shall: a. Remove existing curb & gutter and install new curb with 6' wide gutter offset 6' from existing curb (toward the centerline), thereby reducing the road width from 48' to 42'. b. Install a 14' wide sidewalk & parkway with tree wells in the parkway at approx. 30' apart on center (exact locations to be confirmed during offsite plan review). Tree species shall be in accordance with the City's Urban Forest Master Plan. c. Relocate any existing streetlight poles from the back of the sidewalk to the parkway. Street lights should be placed 18 inches from the curb face.	Public Works Engineering	Special	

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	d. Relocate any parking meter posts to new parkway. e. 2" Grind & overlay north side of street to centerline of the road. Restripe roadway.			
95.	Removal of any street trees will require replacement at 2:1 ratio.	Public Works Engineering	Standard	
96.	The project shall cooperate with all easement holders to vacate those easements where applicable.	Public Works Engineering	Standard	
97.	Project will be required to place a pull box and conduit near the project's networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on private property.	Public Works Engineering	Standard	
98.	For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced.	Public Works Engineering	Standard	
99.	The project shall replace any parking meters, signs and posts, signal poles, and any other traffic and parking control devices within the public right-of-way if damaged by the project construction.	Public Works Mobility	Standard	
100.	The final parcel map shall conform to the subdivision regulations of CCMC Section 15.10 and comply with the conditions of approval of the entitlement plan.	Public Works Engineering	Standard	
101.	ART IN PUBLIC PLACES PROGRAM - This project will trigger the City's Art in Public Places Program (APPP) as outlined in CCMC 15.06 et seq. If the APPP allocation (1% of total Building Permit valuation for the project, including shoring permits) is \$75,000 or more, the applicant has several options for fulfilling the APPP requirement including payment of an in-lieu fee to the Cultural Trust Fund prior to Building Permit issuance or commission of permanent art for the site. If the APPP allocation is less than \$75,000, the applicant's only option for fulfilling the requirement – unless the applicant voluntarily chooses to increase the 1% allocation to a minimum of \$75,000 or greater per CCMC 15.06.125 (F) -- is with an in-lieu	Cultural Affairs	Standard	

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	payment to the Cultural Trust Fund prior to issuance of any Building Permit.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
102.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on November 12, 2025 , except as modified by these Conditions of Approval.	Current Planning	Standard	
103.	All Common and private open spaces, amenities, and bicycle related rooms as shown on the approved Entitlement plans shall be maintained for the life of the development.	Current Planning	Standard	
104.	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	
105.	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	
106.	All graffiti shall be removed from the Property within 48 hours of its application.	All	Standard	

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ON-GOING				
107.	A City-approved covenant shall be executed by the owner of each residential unit within a mixed-use development for recording in the land records of Los Angeles County and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed-use development, and that commercial activities are permitted pursuant to the regulations of the CCMC. If the project includes rental residential units, the project owner shall execute such a covenant, and a copy of the recorded covenant shall be provided to each new occupant of the rental units.	Current Planning	Standard	
108.	A City-approved covenant securing the affordability of 78 very low-income units (17 units in Parcel 1/Phase I, 36 units in Parcel 2/Phase II, and 25 units in Parcel 3/Phase III) for 55 years shall be recorded. This covenant is monitored on an annual basis, and the developer/owner will be required to allow Housing & Human Services to inspect all information related to how the affordable participants are selected and all third-party information utilized to determine income eligibility.	Housing & Human Services	Standard	
109.	The physical units will be inspected annually by Housing & Human Services to assure they meet the federally defined housing quality standards and third party proof of income and affordable rent restrictions.	Housing & Human Services	Standard	
110.	The developer/owner will be required to submit an outreach and affirmative marketing plan for the affordable units.	Housing & Human Services	Standard	
111.	The affordable units must be comparable to the market-rate units and be of similar size and finishing and be dispersed throughout the building.	Housing & Human Services	Standard	
112.	The affordable housing residents must have full access to all project amenities including parking, elevator access, pools, gyms, courtyards, storage, etc.	Housing & Human Services	Standard	
113.	The developer will be required to create a fair and open application process for affordable units including the creation and maintenance of a waiting list.	Housing & Human Services	Standard	

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>

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<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>

ATTACHMENT 1 - 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 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.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		
8.	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 applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
11.	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	Public Works		

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
	Works Association Standard Plans ("APWA Standards").			
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works/ Current Planning		
13.	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		
14.	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		
15.	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		
16.	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	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
	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.			
17.	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		
18.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		

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>