

RESOLUTION NO. 2024-P007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING A CLASS 32 CATEGORICAL EXEMPTION AND APPROVING A CONDITIONAL USE PERMIT MODIFICATION, P2021-0135-CUP/M, FOR THE RELOCATION AND EXPANSION OF A FUELING STATION AND ASSOCIATED PROJECT DESIGN FEATURES AND SITE IMPROVEMENTS AT 13431 – 13463 WASHINGTON BOULEVARD IN THE COMMERCIAL REGIONAL RETAIL (CRR) ZONE.

(Conditional Use Permit Modification, P2021-0135-CUP/M)

WHEREAS, on May 17, 2021, Costco Wholesale (the “Applicant”) filed an application for a Conditional Use Permit Modification (CUP/M), to allow demolition of existing fueling station and two commercial structures (±8,480 square feet); and the construction of a new expanded and relocated fueling station and associated project design feature and site improvements (the “Project”). The Project Site is more specifically described as a ±3.2-acre portion of land within the parcels identified by Los Angeles County Assessor’s Parcel Numbers 4236-029-003, 4236-029-008, and 4236-029-009, 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 application is required:

1. Conditional Use Permit Modification, P2021-0135-CUP/M, for the relocation and expansion of a fueling station, to ensure the Project complies with all required standards, design guidelines, and City ordinances; establish all onsite and offsite conditions of approval necessary to address the site features; minimize potential adverse effects on surrounding properties and the environment; and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

WHEREAS, the Planning Commission adopts the findings in Attachment No. 5 of the staff report demonstrating that pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects, the Project is Categorical Exempt and no CEQA exceptions apply; and

WHEREAS, on July 24, 2024, after conducting a duly noticed public hearing on the subject application, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission, by a vote of 3 to 2, adopted a Class 32 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts, and conditionally approved Conditional Use Permit Modification, P2021-0135-CUP/M.

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

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

Conditional Use Permit

As outlined in CCMC Section 17.530.020, the following required findings for a Conditional Use Permit are hereby made:

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

The general layout of the Project is consistent with the Commercial Regional Retail (CRR) zoning district. This Zone allows for the establishment of a fueling station as a permitted use, subject to the land use standards specified in CCMC Section 17.400.120. The Conditional Use Permit Modification modifies the entitlement for the CUP granted by Planning Commission Resolution No. 98-P013, on July 8, 1998, for the overall current development, including specific uses such as alcoholic beverage sales and vehicle repair/service. The proposed fueling station complies with all other applicable provisions of the Zoning Code and CCMC.

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

The Project Site is designated Regional Center by the General Plan Land Use Element Map; this designation is intended to allow large-scale commercial uses, and to support commercial developments that serve a regional market area, serving both the residential and business communities. The proposed modification will allow the relocation and expansion of the existing fueling station, which is part of the larger commercial development, and will improve the operations relating to queueing and circulation. The Project is also consistent with the goals of the General Plan, specifically, Objective 6.A, which calls for the revitalization of commercial corridors in the City through the renovation of existing structures. In addition, the proposed Project is consistent with Objective 7, which is to maintain commercial centers that serve community and regional markets, and in particular with Policy 7.B. This policy aims to allow existing regional and community centers to upgrade and expand to maintain economic viability. The site is not identified in the Housing Element Residential Sites Inventory (Figure B-2). Based on review of the preliminary development plans, the proposed relocation and expansion is not anticipated to result in any significant impacts

on surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore, the project serves to improve the existing conditions of the existing shopping center development. There is no applicable Specific Plan.

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

The proposed design, location, size, and operating characteristics of the proposed relocated and expanded fueling station, including project design features, will comply with Zoning Code standards and will not have an impact on adjacent uses, and are, therefore, found to be compatible with the existing and future land uses in the vicinity of the subject site. The new location will be at the west end of the site, where the footprint of the canopy and pump islands will be confined to the parcel area that aligns with the commercially zoned parcels that are adjacent. An existing 6-ft high block wall provides screening along the areas adjacent to residential zones/uses, and additional screening landscape will be provided. The proposed location provides more queuing space with the least potential conflicts with the surrounding drive aisles and driveways; during peak use times attendants would also manage the queue by expediting use of the pumps, directing waiting vehicles to move up as appropriate and incoming vehicles to the shortest lines. The hours of operation will remain the same as the current operation and deliveries will continue to be restricted per the original approved CUP (i.e., no deliveries between the hours of 10:00 pm and 8:00 am). The increase in fueling dispensers will improve queuing, circulation, and wait times, and thus will be compatible with surrounding uses. The canopy height and design will be consistent with the scale of the surrounding land uses.

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

The Project site is comprised a ±3.2-acre portion of land within the parcels identified by Los Angeles County Assessor's Parcel Numbers 4236-029-003, 4236-029-008, and 4236-029-009, is irregular in shape and generally flat in topography. The site is located along a primary artery (Washington Boulevard), between Walnut Avenue and Glencoe, which is an urbanized area, and surrounded by other commercial land uses, as well as residential and mixed-use. The fueling station will be expanded to more efficiently handle existing demand, allowing more vehicles to fuel simultaneously, thereby reducing wait-times and queuing length; it will be relocated to an area of the commercial center that provides improved queueing space and circulation, minimizing circulation conflicts. Incidentally, the westerly driveway length will increase allowing for additional entry/exit queueing, including at the existing restaurant drive-thru. Pedestrian and vehicular access locations to the site will remain the same, with only the existing fueling station 1-car exit driveway being eliminated along Washington Boulevard, thereby directing fueling station vehicles to the existing primary driveway exits. There are no physical constraints that would prevent or create a hazard by the relocation and expansion of the fueling station. The proposed use will not create any conflicts with surrounding land uses and will not require the provision of additional utilities.

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

The requested CUP modification approval for the relocation and expansion of the fueling station will result in an improvement to the site and property in the vicinity, as well as to the public interest, safety, and welfare, by optimizing the operations of the existing fueling station use. The westerly driveway length will be increased to allow more onsite queuing, alleviating queuing along

1 Washington Boulevard; the exit driveway from the existing fueling station will be removed, allowing
2 for a more continuous pedestrian sidewalk; the operating hours will remain the same as will delivery
3 restrictions. The project includes project design features that will further ensure the establishment
4 of the use will not be detrimental. Further, the proposed relocation and expansion of the fueling
5 station through this approval, and subject to the conditions of approval attached as Exhibit A, will
6 not be detrimental to the public interest, health, safety, or general welfare or injurious to persons,
7 property or improvements in the surrounding industrial zoning district or vicinity and will not create
8 negative on-site or off-site impacts.

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10 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the
11 City of Culver City, California, hereby adopts a Class 32 Categorical Exemption, in accordance with the
12 California Environmental Quality Act (CEQA), finding the Project will not result in cumulative impacts or
13 have significant adverse environmental impacts due to unusual circumstances, and approves
14 Conditional Use Permit Modification P2021-0135-CUP/M; subject to: the site and floor plans reviewed
15 by the Planning Commission on July 24, 2024; the conditions of approval set forth in Exhibit A, attached
16 hereto and incorporated herein by this reference; and the applicable code requirements set forth in
17 Exhibit B attached hereto and incorporated herein by this reference. The site and floor plans, and
18 Exhibits A and B are collectively referred to as "Project Requirements".
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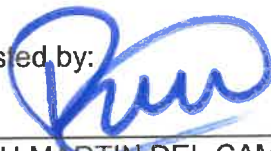
1 SECTION 3. The Project Requirements are hereby imposed on the proposed fueling station
2 relocation and expansion project at 13431-13463 Washington Boulevard.

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4 APPROVED and ADOPTED this 24th day of July, 2024.

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7 ANDREW REILMAN – CHAIRPERSON
8 PLANNING COMMISSION
9 CITY OF CULVER CITY, CALIFORNIA

10 Attested by:

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12 RUTH MARTIN DEL CAMPO, SECRETARY
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EXHIBIT A – Conditions of Approval
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Any required 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. 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.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	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	
5.	The Project shall include green street features along the Washington Blvd frontage of the project and integrate with any required on-site LID installations, in accordance with the City's Stormwater Quality Master Plan.	Public Works	Special	
6.	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	All Depts	Standard	

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GENERAL				
	the CCMC which are adopted and in effect at the time of complete building permit application submittal.			
7.	The removal of underground storage tanks (USTs) shall be in accordance with all State, Federal, and Local laws, including applicant coordination and procurement of clearances from outside agencies such as Los Angeles County Public Works and South Coast Air Quality Management District (AQMD).	Building	Special	
8.	On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Standard	
9.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works	Standard	
10.	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	Public Works	Standard	

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GENERAL				
	review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Among other things, the SUSMP shall include a grading plan. The grading plan shall include the fueling pad and not allow for cross-drainage of the stormwater. The canopy over the fueling area shall extend to at least 6 feet beyond the outer edge of the last fuel dispenser, in all directions.			
11.	<p>The Project shall incorporate and complete the following:</p> <ul style="list-style-type: none"> a. Applicant shall remove and replace the existing curb ramp at Washington Boulevard/Walnut Avenue. b. All non-ADA compliant sidewalk shall be removed and replaced to be ADA compliant. c. Applicant shall place screens in front of all catch basins fronting the project site. d. The existing driveway apron on Walnut Avenue shall be removed and replaced to be ADA compliant. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk. e. The applicant shall show new tree grates where the existing ones are damaged or uplifted. 	Public Works	Special	
12.	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	Standard	
13.	Any work proposed in the jurisdiction of the City of Los Angeles shall be coordinated with the Los Angeles Department of Transportation.	Public Works	Standard	
14.	The 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.	Public Works	Standard	

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GENERAL				
	Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges			
15.	Decorative site walls and/or landscaping shall be incorporated into the final plans to further screen the proposed fueling station facility from surrounding public rights-of-way and surrounding residential uses, including as required by Section 17.400.120 of the CCMC.	Current Planning	Special	
16.	The fueling station and surrounding queuing areas shall have posted signs informing patrons they are in proximity of residential uses and are to be considerate of this by keeping noise levels to a minimum, including lowering/turning off radios, no honking, no shouting, etc. The precise language, size, quantity, and location of these signs shall be subject to the review and approval of the Current Planning Division. Fueling station attendants and Costco staff shall instruct patrons to comply with the content of the posted signs.	Current Planning	Special	
17.	All prior Conditions of Approval, including after-studies, shall remain applicable and subject to enforcement and implementation (Resolution No. 98-P013 and 2015-P006).	Current Planning	Standard	
18.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	

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

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	Recorder's number and date shall be provided to the Current Planning Division.			
20.	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	
21.	The applicant shall submit carefully prepared, detailed photo documentation of neighboring properties prior to the start of any major construction activities, to the Building Safety Division.	Building	Standard	
22.	A Comprehensive Construction Management Plan (CMP) shall be submitted to the Building Safety Division as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components:	All Depts	Standard	

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

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>movement of vehicles into and out of the Property.</p> <p>iii. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>iv. The location and travel routes of off-site staging and parking locations.</p> <p>v. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. (All trucks driving to the jobsite shall obtain C.C. 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.)</p> <p>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.</p> <p>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.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <p>i. Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii. Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii. Daily maintenance of construction site.</p> <p>iv. Dust control by regular watering.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	v. Construction worker and contractor offsite parking. vi. Staging and storage of construction equipment on-site only. vii. Compliance with noise standards f. <u>Foundation shoring and/or foundation piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
23.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval. The final landscape plans shall include all necessary information to confirm compliance with CCMC requirements, Resolution No. 98-P013, state mandated Model Water Efficiency Landscape Ordinance (MWEL0), and all other applicable regulations. The final landscape plans shall include plantings along the westerly planter of a species, size, and quantity, to screen the fueling station facility from surrounding residential uses.	Current Planning/ Parks & Rec.	Standard	
24.	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 Safety 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	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
25.	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	Special	
26.	<p>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.</p> <p>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.</p>	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
27.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
28.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
29.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building Safety inspector.	Building/ Public Works	Standard	
30.	During construction, pedestrian access along the project's frontage shall be maintained at all times. The only exception is during required removal and replacement of sidewalk.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
31.	<p>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. 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.</p> <p>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.</p>	Building	Standard	
32.	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	
33.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the project site. The wind screen may be omitted for drivers' line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
34.	<p>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. 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. Every effort shall be made to minimize noise on site, no music is allowed on site.</p> <p>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</p>	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	non-construction related noise to a minimum prior to, during, and after permissible construction hours.			
35.	<p>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.</p> <p>The Building Safety Division may adjust construction staging areas during the project, or to apply administrative assessments, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.</p>	Building/ Public Works	Standard	
36.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>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;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>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</p> <p>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.</p>	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
37.	<p>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.</p> <p>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.</p>	Building/ Public Works	Standard	
38.	<p>In the unlikely event archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted within 24 hours to evaluate the find. If the find is prehistoric, then a Native American representative should also be contacted within 24 hours of that determination to participate in the evaluation of the find. If the discovery proves to be eligible for the CRHR and cannot be avoided by the proposed project, data recovery excavation, may be warranted to mitigate any significant impacts to cultural resources to less than a significant level.</p>	Current Planning	Standard	
39.	<p>In the unlikely event of an unanticipated discovery of human remains, all ground-disturbing activities in the vicinity of the discovery will be immediately suspended and redirected elsewhere. All steps required to comply with State of California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 will be implemented including contacting the Los Angeles County Department of Medical Examiner-Coroner. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD).</p>	Current Planning	Standard	

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DURING CONSTRUCTION				
	The MLD shall complete an inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.			
40.	<p>The following project design features shall be incorporated.</p> <p>a. Project Design Feature 1 (PDF-1): Temporary noise barriers to be provided at the following locations to block the line-of-sight between the construction equipment and the adjacent noise sensitive uses.</p> <p>i. Along the project's western property line: Noise barrier shall provide minimum 20 dBA noise reduction (minimum 16 feet high, relative to local grade elevation) at the residences across the Project Site to the west (receptor location R1).</p> <p>ii. Along the project's northern property line: Noise barrier shall provide minimum 5 dBA noise reduction (minimum 6 feet high, relative to local grade elevation) at the residences to the northwest (receptor location R5).</p> <p>iii. Along the existing fuel station eastern property line: Noise barrier shall provide minimum 12 dBA noise reduction (minimum 12 feet high, relative to local grade elevation) to the residences across the Project Site to the east (receptor location R3).</p> <p>b. Project Design Feature (PDF-2): The Project contractor will use power construction equipment with properly operating and maintained noise shielding and muffling devices, consistent with manufacturers' standards.</p> <p>c. Project Design Feature (PDF-3): The Project construction activities will avoid concurrent construction with the Washington Boulevard Stormwater and Urban Runoff Project (City's Sewer Project) within.</p> <p>i. Within 500 feet of the City's Stormwater Project and receptor location R1</p> <p>ii. Within 400 feet of the City's Stormwater Project and receptor location R3</p> <p>iii. Within 100 feet of the City's Stormwater Project and receptor location R4</p>	Current Planning	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
41.	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 and the Project Review Committee 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	
42.	<p>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.</p> <p>Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>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, all offsite improvements, and that are certified by the project architect and engineer.</p>	All	Standard	
43.	The applicant shall scan the grading plans, all off-site plans, and SUSMP, LID, and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	
44.	All street signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
45.	Install Battery Backup and video detection systems per City specifications at the Washington Blvd/West Access intersection, or provide payment to the City of \$60,000 in-lieu fee.	Public Works	Special	
46.	Install Battery Backup and video detection systems per City specifications at the Washington Blvd/Glencoe Ave intersection, or provide payment to the City of \$60,000 in-lieu fee.	Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
47.	The project must refresh marking of all crosswalks including the high visibility crosswalks at the intersections of West Access/Washington Boulevard and Glencoe Ave/Washington Blvd. The project also must establish a crosswalk marking across Walnut Avenue at Washington Blvd. Additionally, the project must refresh marking of the Keep Clear zone on Washington Boulevard in the vicinity of Walnut Ave. All pavement markings must be established in thermoplastic.	Public Works	Special	
48.	The project must replace any traffic control devices and/or parking meters if damaged by the project construction.	Public Works	Standard	
49.	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.	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
50.	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 July 24, 2024, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
51.	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	
52.	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,	All	Standard	

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ON-GOING				
	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.			
53.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
54.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
55.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
56.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
57.	The project shall perform data collection and traffic analysis within six months to a year of project construction to confirm accuracy of the assumptions regarding traffic volumes and trip reductions as contained in the initial traffic review. Future counts will include multi-modal traffic counts at the three study intersections, as well as internal counts within the site (between the site uses) during the weekday and Saturday peak traffic periods. The post implementation traffic study will include queuing analysis, level of service (LOS) analysis at the study intersections, and any potential cut-through traffic on the adjacent residential streets. The project shall be responsible for addressing any adverse impacts that may be identified by this future traffic study.	Public Works	Special	
58.	All requirements and project design features, conditions, and requirements set forth in any environmental document and/or technical study relating to the Project (including any reports of the type	Current Planning	Standard	

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ON-GOING				
	contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval, and shall be completed as specified therein.			

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
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the “CCMC”) and with the Project Conditions of Approval.	Current Planning	
2.	The land use permit to which the Project Conditions of Approval apply (the “Land Use Permit”) shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – “Time Limits and Extensions”, an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning	
3.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning	
4.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 – “Landscaping”.	Current Planning	
5.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 – “Off-Street Parking and Loading”.	Current Planning	
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 – “Signs”. All signs require a separate permit and approval.	Current Planning	
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All	
9.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans (“APWA Standards”).	Public Works	
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning	

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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification
11.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et. seq	Building	
12.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building	
13.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	
14.	<p>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:</p> <ul style="list-style-type: none"> 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	
15.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works	
16.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works	
17.	The project shall comply with California Fire Code Chapter 23 Motor Fuel-Dispensing Facilities, and including, but not limited to the following:	Fire	

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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification
	a. Minimum unobstructed vertical clearance shall not be less than 13'-6". b. An underground fire protection piping plan per NFPA 24 is required for the installation of a private fire hydrant system.		
18.	The Project shall meet the minimum requirements of the 2022 California Fire & Building Codes and all referenced standards and regulations, including the current Culver City Municipal Code Section 9.02.	Fire	

GLOSSARY OF ABBREVIATIONS

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