

RESOLUTION NO. 2025-P010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332, SITE PLAN REVIEW, AND EXTENDED CONSTRUCTION HOURS, P2025-0064-SPR FOR A NEW MIXED-USE PROJECT, WITH 351-UNITS AND 6,895 SQUARE FEET OF COMMERCIAL SQUARE FOOTAGE LOCATED AT 100 CORPORATE POINTE IN THE MIXED USE MEDIUM (MU-MD) ZONE.

(Site Plan Review and Extended Construction Hours, P2025-0064-SPR)

WHEREAS, on October 1, 2024, Spencer B. Kallick, representative of Slauson Investors LLC (the "Applicant"), filed an SB 330 application invoking vesting rights to development standards in place at that date; and,

WHEREAS, on March 20, 2025, the Applicant, filed an application for a Site Plan Review, Density Bonus and Other Incentives, and a request for extended construction hours to allow the construction of a seven story, up to 78 feet, mixed-use project with 351-units and 6,825 square feet of commercial square footage in the Mixed Use Medium (MU-MD) Zone (the "Project"). The Project site is located at 100 Corporate Pointe and described as Lot 15 and 16 of Tract 33152 in Culver City, with Los Angeles County Assessor numbers of 4134-020-023 and 4134-020-020; and,

WHEREAS, to implement the proposed Project, approval of Site Plan Review P2025-0064-SPR 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, the Extended Construction Hours request is for construction start times of 7:00 AM instead of 8 AM on Monday through Friday; and 8:00 AM instead 9:00 AM on Saturdays; and the Culver City Municipal Code Section 9.07.035 allows an applicant to request extended construction activity of a specific nature, with a limited duration, in nonresidential zoning districts, on construction sites one (1) acre or greater in size, if the exception is determined to be in the public interest; and,

1 WHEREAS, the Density Bonus and Other Incentives application is subject to administrative  
2 approval, pursuant to State Density Bonus law and Culver City Municipal Code Section 17.500.010;  
3 and,

4 WHEREAS, the Project qualifies for a categorical exemption, pursuant to California  
5 Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects; and

6 WHEREAS, on August 27, 2025, after conducting a duly noticed public hearing on the subject  
7 application, including full consideration of the application, plans, staff report, environmental information  
8 and all testimony presented, the Planning Commission by a vote of \_\_\_ to \_\_\_, adopted a Categorical  
9 Exemption, in accordance with CEQA, finding the Project will not result in significant adverse  
10 environmental impacts; conditionally approved Site Plan Review P2025-0064-SPR, and conditionally  
11 approved the request for extended hours of construction, as set forth herein below;  
12  
13

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

16 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City Municipal  
17 Code (CCMC), Title 17, Section 17.540.020, the following required findings for a Site Plan Review are  
18 hereby made:  
19

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

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

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

29 The Project is consistent with the purpose and intent of the Mixed Use Medium (MU-MD) zoning  
district. Code compliant development standards are provided, along with a 20% density bonus and  
a building height concession of 22 feet 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 providing 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 contributes to a diverse range of housing options by committing 30 units for low-income households and including a combination 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 five-foot right-of-way dedication along Buckingham Parkway, enhances sidewalks, 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 dedications and improvements to meet necessary public facility needs and is consistent with the 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 the Culver City Municipal Code CCMC Section 9.07.035.C, the following findings for extended construction hours are hereby made:

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

The additional hour of work requested on weekdays and Saturdays will serve to shorten the overall length and duration of construction, thus reducing the overall time that neighbors may be impacted. Additionally, the early start will be beneficial for traffic because it will reduce the impact of heavy truck traffic and on-site deliveries and enable construction worker arrival prior to the peak morning commute hours. Likewise, if daily activities can be completed earlier due to an earlier start, workers would be able to depart the site before the evening peak commute hours. This will help minimize traffic congestion that would otherwise impact neighbors. A Project Condition requires the City review and approve a Construction Management Plan. All Project conditions apply to the extended hours and the Building Safety Division and the Public Works Department will review and approve the Construction Management Plan, Pedestrian Protection Plan, and Construction Traffic 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

1 Planning Division approval. The City may impose additional measures including construction  
2 signage informing the public of extended construction hours, increased sound attenuation, and  
added traffic control construction personnel.

3 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning Commission of the  
4 City of Culver City, California, hereby (i) adopts a Categorical Exemption pursuant to California CEQA  
5 Guidelines Section 15332, Class 32 – In-Fill Development Projects, finding the Project will not result in  
6 significant adverse environmental impacts; and (ii) approves extended construction hours beginning at  
7 7:00 AM instead of 8:00 AM Monday through Friday and beginning at 8:00 AM instead of 9:00 AM on  
8 Saturday; and (iii) approves Site Plan Review for Project P2025-064-SPR, subject to the site and floor  
9 plans reviewed by the Planning Commission on August 27, 2025, the conditions of approval set forth in  
10 Exhibit A attached hereto and incorporated herein by this reference, and the applicable code  
11 requirements set forth in Exhibit B attached hereto and incorporated herein by this reference. The site  
12 and floor plans and Exhibits A and B are collectively referred to as “Project Requirements.”

14 SECTION 4. The Project Requirements are hereby imposed on the proposed mixed-use  
15 development at 100 Corporate Pointe.

16 APPROVED and ADOPTED this 27<sup>th</sup> day of August 2025.

19 \_\_\_\_\_  
20 DARREL MENTHE - CHAIRPERSON  
21 PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA

22 Attested by:

23 \_\_\_\_\_  
24  
25 RUTH MARTIN DEL CAMPO, SECRETARY

EXHIBIT A  
RESOLUTION NO. 2025-P010  
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100 Corporate Pointe

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
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	
1.	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	
2.	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	
3.	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	
4.	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	Public Works/ Fire/ Current Planning	Standard	

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	opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
5.	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	
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 the CCMC which are adopted and in effect at the time of complete building permit application submittal.	All	Standard	
7.	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	
8.	Building shall have fire sprinklers installed per 2022 NFPA 13 requirements and CCMC 9.02. Fire Department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.	Community Risk Reduction	Standard	

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9.	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	
10.	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	
11.	Provide an automatic and manual fire alarm system compliant with CCFD requirements and NFPA 72 for high rise buildings. Audio system shall meet minimum requirements for intelligibility and minimum audibility requirements. All non-emergency audible and visual systems, music systems and any other visual audio distraction from emergency notification shall be shut down during any fire alarm activation. Comply with Ch. 5 of 2022 CFC Emergency Responder Radio Coverage	Community Risk Reduction	Standard	
12.	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 allow minimum water to supply the hydrants upon a DDCA being taken out of service.	Community Risk Reduction	Standard	
13.	All parapets, wall tops and fascia at the windows sills, roof tops and on the roof shall be of solid materials. Any request for deviations shall be reviewed and approved by the Culver City Fire Department.	Community Risk Reduction	Standard	
14.	Any parapets or wall tops that are 5 feet or more above the roof shall have noncombustible catwalks and ladders.	Community Risk Reduction	Standard	
15.	All emergency lights and exit lights shall have self-contained battery backup power.	Community Risk Reduction	Standard	
16.	All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at	Community Risk Reduction	Standard	

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	access and on each landing stair number and if stairway provides roof access or no roof access.			

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<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
17.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	
18.	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	
19.	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	All	Standard	



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	<p>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.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. A Pedestrian Protection Plan 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. <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:</p> <p>1. 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>			

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	<p>2. 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>3. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.</p> <p>4. 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>5. The location and travel routes of off-site staging and parking locations.</p> <p>6. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. A Demolition Debris Recycling Plan 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. A vector/pest control abatement plan 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</p>			

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	<p>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 measures during construction:</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> <p>v Construction worker and contractor offsite parking.</p> <p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p> <p>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.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
20.	<p>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 (<a href="mailto:building.safety@culvercity.org">building.safety@culvercity.org</a>). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame,</p>	Building Safety	Standard	

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	plumbing, roofing, mechanical and electrical, and exterior finish).			
21.	Prior to issuance of a building permit, a lot tie will be required between properties.	Current Planning	Standard	
22.	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	
23.	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	
24.	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	
25.	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 Engineering	Standard	
26.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-	Public Works	Standard	

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	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.	Engineering		
27.	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 included in the submittal package, including the plan check fee associated with the SUSMP.	Public Works Engineering	Standard	
28.	Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge.	Public Works Engineering	Standard	
29.	Applicant shall do a sanitary sewer line analysis. Sewer analysis shall consider the existing and future flows, alignment, and sizes of existing sewer lines to determine if upgrades are necessary.	Public Works Engineering	Standard	
30.	Any construction work in the public right-of-way requires the issuance of an encroachment permit from	Public Works Mobility	Standard	

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	the Public Works Department including a traffic control plan consistent with the CA MUTCD.			
<b>31.</b>	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	

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<b>DURING CONSTRUCTION</b>				
<b>32.</b>	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	
<b>33.</b>	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
<b>34.</b>	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety/ Public Works	Standard	
<b>35.</b>	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	Building Safety	Standard	

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	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.			
36.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Safety/ Current Planning/ Public Works	Standard	
37.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building Safety/ Current Planning/ Public Works	Standard	
38.	<p>Hours of construction shall be limited to the following: 7:00 AM to 8:00 PM Monday through Friday; 8:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays.</p> <p>All project conditions apply to the extended hours as well as 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.</p>	Building Safety/ Public Works	Extended Construct- ion Hours	
39.	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	



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<b>40.</b>	<p>Compliance with the following noise standards shall be required at all times:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. All construction equipment shall be properly maintained to minimize noise emissions;</li> <li>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;</li> <li>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 in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</li> <li>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.</li> </ol>	Building Safety/ Current Planning	Standard	
<b>41.</b>	<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 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.</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</p>	Building Safety/ Public Works	Standard	.



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<b>DURING CONSTRUCTION</b>				
	disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.			
42.	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.	Public Works Engineering	Standard	
43.	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	
44.	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	
45.	During construction, pedestrian access along the project's frontage shall be maintained at all times. A protective pedestrian canopy shall be constructed with lighting.	Public Works Engineering	Standard	
46.	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	
47.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
48.	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	All	Standard	

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	before the use may be established or the Project occupied.			
<b>49.</b>	<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. 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 and all offsite improvements., and that are certified by the project architect and engineer.</p>	All	Standard	
<b>50.</b>	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	
<b>51.</b>	All street signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works Engineering	Standard	
<b>52.</b>	<p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <ul style="list-style-type: none"> <li>a. New Development Impact Fees, as set forth in CCMC Section 15.06.005 et.seq.,</li> <li>b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq.,</li> <li>c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq.,</li> <li>d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.</li> </ul>	All	Standard	

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53.	The project shall do a 2-inch grind and overlay on the half-width of Slauson Avenue along the project's frontage. Asphalt pavement shall be rubberized. Striping shall be re-placed and shall be thermoplastic. The site plan shall show removal and replacement of all sidewalks along Slauson Avenue along the project's frontage. New sidewalk shall be ADA-compliant and the project shall install a new ADA curb ramp at the corner of Slauson Avenue/Buckingham Parkway.	Public Works Engineering	Special	
54.	The project shall dedicate 5 feet along Buckingham Parkway and shall construct new sidewalk within the 5-foot dedication adjacent to existing sidewalk, as well as remove and replace the existing sidewalk which is uplifted by tree roots and/or is non-ADA compliant. Existing tree wells shall be widened to mitigate against sidewalk uplift and to promote tree root growth. Existing curb line shall remain in place. Sidewalk shall also include an 8-foot by 5-foot landing at transit stops for accessible passenger loading and unloading. The project shall install new ADA curb ramp at the corner of Buckingham Parkway/Hannum Avenue.	Public Works Engineering	Special	
55.	Removal of any street trees will require replacement at 2:1 ratio.	Public Works Engineering	Standard	
56.	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	
57.	For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced.	Public Works Engineering	Standard	
58.	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	

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59.	<p>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.</p> <p>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 payment to the Cultural Trust Fund prior to issuance of any Building Permit.</p>	Cultural Affairs	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
60.	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 <b>August 27, 2025</b> , except as modified by these Conditions of Approval.	Current Planning	Standard	
61.	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	
62.	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	All	Standard	

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<b>ON-GOING</b>				
	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.			
63.	All graffiti shall be removed from the Property within 48 hours of its application.	All	Standard	
64.	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	
65.	A City-approved covenant securing the affordability of 30 low-income units 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	
66.	The physical units will be inspected annually by Housing & Human Services to assure they meet the federally defined housing quality standards as well as third party proof of income and affordable rent restrictions.	Housing & Human Services	Standard	
67.	The developer/owner will be required to submit an outreach and affirmative marketing plan for the affordable units.	Housing & Human Services	Standard	
68.	The affordable units must be comparable to the market-rate units and be of similar size with similar finishing and be dispersed throughout the building.	Housing & Human Services	Standard	
69.	The affordable housing residents must have full access to all amenities provided by the project including parking, elevator access, pools, gyms, courtyards, storage, etc.	Housing & Human Services	Standard	

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<b>ON-GOING</b>				
<b>70.</b>	The developer will be required to create a fair and open application process for the 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>
<u>Homeowner's Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>

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

<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
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	Public Works		



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<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
	pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").			
<b>12.</b>	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works/ Current Planning		
<b>13.</b>	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		
<b>14.</b>	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		
<b>15.</b>	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		
<b>16.</b>	<p>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:</p> <ul style="list-style-type: none"> <li>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</li> <li>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</li> <li>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: <ul style="list-style-type: none"> <li>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;</li> <li>ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in</li> </ul> </li> </ul>	City Attorney		



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

<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
	<p>smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City;</p> <p>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</p> <p>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</p> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>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.</p>			
<b>17.</b>	<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> <p>a. An as-built grading plan prepared by the Civil Engineer.</p> <p>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.</p> <p>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.</p>	Public Works		
<b>18.</b>	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		

**GLOSSARY OF ABBREVIATIONS**

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