

1 RESOLUTION NO. 2024-P002

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
3 CALIFORNIA, APPROVING SITE PLAN REVIEW P2024-0038-SPR/AM TO ALLOW
4 THE ADDITION OF 27,008 SQUARE FEET TO AN EXISTING INDUSTRIAL BUILDING
5 TO CREATE A 48,906 SQUARE FOOT OFFICE BUILDING WITH 4 FEET 3 ½ INCHES
6 OF ADDITIONAL BUILDING HEIGHT ABOVE CODE STANDARD IN THE INDUSTRIAL
7 GENERAL (IG) ZONE.

8 (Site Plan Review and Administrative Modification, P2024-0038-SPR/AM)

9 WHEREAS, on February 1, 2024, Redcar Properties, Ltd. (the “Applicant”), filed applications for
10 a Site Plan Review and Administrative Modification to allow the addition of 27,008 square feet to an
11 existing industrial building to create a 48,906 square foot office building with 4 feet 3 ½ inches of
12 additional building height above Code Standard, in the Industrial General (IG) Zone (the “Project”). The
13 Project site is described as the westerly 16.72 feet of Lot 19, Lots 20-29, Portions of Lots 120-126, and
14 a portion of vacated Adams Boulevard of Tract No. 5345, with a Los Angeles County Assessor number
15 of 4205-001-069; and,

16 WHEREAS, to implement the proposed Project, approval of Site Plan Review and Administrative
17 Modification P2024-0038-SPR/AM is required to ensure the Project is in compliance with the required
18 standards, design guidelines, and ordinances of the City; minimize potential adverse effects on
19 surrounding properties and the environment; and protect the integrity and character of the residential,
20 commercial, and public areas of the City; and,

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

23 WHEREAS, on May 8, 2024, after conducting a duly noticed public hearing on the subject
24 application, including full consideration of the application, plans, staff report, environmental information
25 and all testimony presented, the Planning Commission (i) by a vote of ___ to ___, adopted a Categorical
26 Exemption, in accordance with CEQA, finding the Project will not result in significant adverse
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1 environmental impacts; and (ii) by a vote of ___ to ___, conditionally approved Site Plan Review and
2 Administrative Modification, P2024-0038-SPR/AM, as set forth herein below;

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

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

7 **Site Plan Review:**

8 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site Plan Review
9 are hereby made:

10 **A. The general layout of the project, including orientation and location of buildings, open space,
11 vehicular and pedestrian access and circulation, parking and loading facilities, building
12 setbacks and heights, and other improvements on the site, is consistent with the purpose
and intent of this Chapter, the requirements of the zoning district in which the site is located,
and with all applicable development standards and design guidelines.**

13 The general layout of the Project is consistent with the development standards and intent of the
14 Industrial General (IG) zoning district. Code compliant setbacks are provided adjacent to street
15 frontages. Side yard setbacks are not required in the IG Zone, though the structure does provide
16 insets along the eastern side setback, exceeding what is otherwise required by Code. The floor
17 plan provides large open spaces that can be modified to suit the needs of a future tenant or tenants.

18 Pedestrian and vehicular access is provided from both La Cienega and Adams Boulevards.
19 Driveways will be improved to meet current Code standard and the parking lot will provide adequate
20 maneuvering areas to ease use of the facility without causing backup onto either adjacent roadway.
21 Bicycle parking is provided adjacent to both entrances of the building and is easily accessible from
22 both Adams and La Cienega Boulevard.

23 The height of the building is ten percent taller than what is otherwise allowed by Code. As discussed
24 in the Staff Report and later in this Resolution, the height increase is compliant with Code allowances
25 for administrative height modification due to on-site constraints including flood plain and reuse of
26 the existing industrial building.

27 **B. The architectural design of the structures and the materials and colors are compatible with
28 the scale and character of surrounding development and other improvements on the site and
29 are consistent with the purpose and intent of this Chapter, the requirements of the zoning
district in which the site is located, and with all applicable development standards and
design guidelines.**

30 The project is designed in a modern architectural style with nods to the existing built environment.
31 The existing structure and brick facade of the first floor will be maintained while the upper floors of
32 the structure complement the design of the first floor by providing polished concrete facades of
33 similar coloring. Steel framed windows are provided to reduce expanses of blank façade on the
34 structure and steel balconies and external staircases further accent the façade of the structure. A
35 sloped steel roof will cap the proposed structure.

1 By maintaining the existing industrial façade of the first floor, the structure will continue to mirror the
2 surrounding industrial character of the neighborhood. The design of the upper floors is more
3 modern, but the use of polished concrete and steel accent features and roof will be compatible with
4 not only the remaining portions of the existing first floor, but also improve the aesthetic of the
5 surrounding neighborhood.

6 **C. The landscaping, including the location, type, size, color, texture, and coverage of plant**
7 **materials, provisions for irrigation, and protection of landscape elements has been designed**
8 **to create visual relief, complement structures, and provide an attractive environment and is**
9 **consistent with the purpose and intent of this Chapter, the requirements of the zoning district**
10 **in which the site is located, and with all applicable development standards and design**
11 **guidelines.**

12 The applicant provides robust landscaping in the parking lot. The applicant provides trees beyond
13 Code requirements and provides a mix of groundcover across all parts of the property that are not
14 otherwise used for hardscape. Landscaping will help to screen proposed transformer and trash
15 enclosures on the south and north ends of the site respectively. Landscaping will also provide
16 improved streetscape aesthetics along both Adams and La Cienega Boulevards, major city
17 thoroughfares. Landscape materials are drought tolerant.

18 Landscaping is consistent with the purpose and intent of this Chapter, the requirements of the
19 zoning district in which the site is located, and with all applicable development standards and design
20 guidelines.

21 **D. The design and layout of the proposed project will not interfere with the use and enjoyment**
22 **of neighboring existing or future development, will not result in vehicular or pedestrian**
23 **hazards, and will be in the best interest of the public health, safety, and general welfare.**

24 The proposed Project is consistent with all applicable IG Zoning standards. As discussed in the
25 Staff Report and later in this Resolution, the ten percent height increase is permissible as approved
26 under an Administrative Modification. The building is designed so that the increase in height will
27 not create additional perceived bulk and mass as a result of the Administrative Modification.

28 Parking is provided by a surface level parking lot. The parking lot meets all requirements for parking
29 space dimensions and drive aisle width. Driveways will be improved to meet current Public Works
standards and traffic studies have shown that the design of the lot will not impact adjacent roadways.
Pedestrian access is provided from the public sidewalk along Adams Boulevard and La Cienega
Boulevards.

Adequate on-site space for both vehicle and pedestrian access reduces impacts to surrounding
properties and their potential future development because Project users have direct access to the
property from the public right-of-way. Further, internal pathways and vehicle driveways are of
adequate width to provide Project users safe internal circulation. Overall, the Project will not create
a hazard to surrounding areas and is in the best interest of the public health, safety, and general
welfare.

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

1 The site is in an existing urbanized neighborhood and is currently developed with a one-story
2 industrial building. There will be an overall net commercial building increase of 27,008 square feet
3 after new building construction. Upgrades to existing facilities will be provided and improvements
4 to the adjacent public right-of-way, such as sidewalk and curb and gutter, will be implemented
5 pursuant to Project conditions and code requirements. Further, the existing and proposed public
6 service facilities necessary to accommodate the Project such as: the width and pavement of
7 adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed
8 street trees, fire protection devices, and public utilities are adequately provided as confirmed by the
9 City agencies that reviewed the Project during the interdepartmental review process and by will-
10 serve letters provided as part of CEQA review.

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

12 Based on review of the Project plans, the Project is consistent with the General Plan Land Use
13 Element, and the Industrial Park General Plan Land Use designation. The Project is consistent with
14 General Plan Land Use Element Objective 5, Economic Diversity, because it will introduce new
15 commercial office space, providing potential new business and economic expansion; Objective 6,
16 Commercial Corridors, because the project will improve the aesthetics of an older property with
17 frontages on two major boulevards and in the vicinity of the City's primary east/west artery,
18 Washington Boulevard; and Objective 10, Visual Open Space, because the on-site landscaping will
19 beautify both Adams and La Cienega Boulevards.

20 **Administrative Modification:**

21 As outlined in CCMC Title 17, Section 17.550.020, the following required findings for a Site Plan Review
22 are hereby made:

23 **A. The strict application of the applicable development standard creates an unnecessary,
24 involuntarily created hardship, or unreasonable regulation that makes it obviously
25 impractical to require compliance with the development standards.**

26 The proposed structure lies within a City-recognized flood plain that requires additional building off-
27 set from grade. The existing structure sits between 2 feet 4 inches and 4 feet 7 inches above grade.
28 The applicant team is also looking to reuse the existing structure as part of the proposed project.
29 Therefore, the combination of flood plain requirements, existing building height, and reuse of the
existing structure would make it infeasible to build two additional stories with adequate ceiling height
that would otherwise be afforded to similar buildings in the IG Zone. Therefore, in this case, the 43-
foot height standard creates an unnecessary and unreasonable hardship that allows for an
additional ten percent height increase above Code standard.

**B. Approval of the Administrative Modification would not be detrimental to the public health,
interest, safety, or general welfare, and would not be detrimental or injurious to property or
improvements in the vicinity and in the same zoning district.**

Any impacts of additional building height will be offset by the stepbacks provided on the upper floors
of the building which help to provide variation to the façade and reduce perception of bulk and mass.
Further, a sloped roof provides additional reduction in perceived bulk and mass as opposed to that
of a flat roof. The surrounding neighborhood is also industrial and commercial in character, so no
sensitive residential uses would be impacted by the project.

1 **C. The project is consistent with the General Plan and complies with all other applicable**
2 **provision of this Title.**

3 As discussed previously in this Resolution, the project as a whole is consistent with several General
4 Plan goals and policies and complies with all other provisions of the Zoning Code.

5 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of
6 the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with CEQA,
7 finding the Project will not result in significant adverse environmental impacts; and (ii) approves Site
8 Plan Review and Administrative Modification P2024-0038-SPR/AM, subject to: the site and floor plans
9 reviewed by the Planning Commission on May 8, 2024; the conditions of approval set forth in Exhibit A,
10 attached hereto and incorporated herein by this reference; and the applicable code requirements set
11 forth in Exhibit B attached hereto and incorporated herein by this reference. The site and floor plans,
12 and Exhibits A and B are collectively referred to as "Project Requirements."

13 SECTION 3. The Project Requirements are hereby imposed on the proposed commercial office
14 development at 5880 Adams Boulevard.

15 APPROVED and ADOPTED this 8th day of May 2024.

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18 _____
19 STEPHEN JONES - CHAIRPERSON
20 PLANNING COMMISSION
21 CITY OF CULVER CITY, CALIFORNIA

22 Attested by:

23
24 _____
25 RUTH MARTIN DEL CAMPO, SECRETARY
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EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------|---|--|----------|-------------------------|
| GENERAL | | | | |
| 1. | Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines. | Public Works/ Planning | Standard | |
| 2. | At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, 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. | Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system. | Public Works | Standard | |
| 5. | Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. | Public Works/ Fire/ Current Planning | Standard | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| GENERAL | | | | |
| | 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. | | | |
| 6. | All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals. | Public Works | Standard | |
| 7. | <p>The Project shall meet all provisions of CCMC Section 7.05.015 - “Transportation Demand and Trip Reduction Measures”. The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.</p> <p>The Project shall incorporate the following Trip Reduction Measures:</p> <ol style="list-style-type: none"> 1. End of trip facilities including Employee Bicycle Lockers that services the required bicycle parking condition included within this document. 2. Public Transportation Information Boards. 3. At least two carpool/vanpool designated parking; infrastructure ready EV spaces may be used. 4. A Transportation Coordinator to develop, administer, and implement the TDM plan. 5. New Transportation Information Packet for New Employees | Trans./ Public Works/ Planning | Special | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| GENERAL | | | | |
| 8. | All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal. | All Depts | Standard | |
| 9. | Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project". | Current Planning | Standard | |
| 10. | The applicant shall install fire sprinklers in the building per 2019 NFPA 13 requirements and CCMC 9.02 Fire Department Connection (FDC) shall be located as approved by the Fire Marshal. The double detector check assembly (DDCA) shall be located as required by GSW. | Community Risk Reduction | Special | |
| 11. | Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement. | Community Risk Reduction | Special | |
| 12. | The applicant is required to submit a site plan that 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 | Special | |
| 13. | The applicant shall provide hydrants in the quantity and at the spacing prescribed in the 2019 CFC Appendix B. The applicant shall show the location of all hydrants within 300 feet of the property on submitted plans. | Community Risk Reduction | Special | |
| 14. | The applicant shall provide addresses viewable from the public way. | Community Risk Reduction | Special | |
| 15. | The applicant shall provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system. | Community Risk Reduction | Special | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| GENERAL | | | | |
| | Comply with Chapter 5 of 2019 CFC Emergency Responder Radio Coverage. | | | |
| 16. | Trash areas within five feet of the building shall be protected by fire sprinklers. | Community Risk Reduction | Special | |
| 17. | Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements. (No foam products shall be used.) | Community Risk Reduction | Special | |
| 18. | Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements. | Community Risk Reduction | Special | |
| 19. | The applicant shall provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch. | Community Risk Reduction | Special | |
| 20. | The applicant shall provide fire extinguishers. Size, location, and type shall be approved by Fire Marshal. | Community Risk Reduction | Special | |
| 21. | Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney. | Community Risk Reduction | Special | |
| 22. | All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access. | Community Risk Reduction | Special | |
| 23. | All emergency lights and exit lights shall have self-contained battery backup power. | Community Risk Reduction | Special | |
| 24. | 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. | Community Risk Reduction | Special | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| GENERAL | | | | |
| 25. | 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 | Special | |
| 26. | Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant. | Public Works Engineering | Special | |
| 27. | 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 | Special | |
| 28. | Project will be required to place a pull box and conduit to connect to the project's proposed networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on-site. | Public Works Engineering | Special | |
| 29. | 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 | Special | |
| 30. | Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD. | Public Works Mobility | Special | |
| 31. | Projects shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees paid, with associated complete plan and supporting documentation set. | Building Safety | Special | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| PRIOR TO DEMOLITION PERMIT ISSUANCE | | | | |
| 32. | 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 | |
| 33. | 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 | |
| 34. | A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable | All Depts | Standard | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| | <p>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.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</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>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination</p> | | | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| | <p>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>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.</p> <p>D. 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>E. The location and travel routes of off-site staging and parking locations.</p> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</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> | | | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| | <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <ul style="list-style-type: none"> i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. <p>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.</p> | | | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
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| PRIOR TO GRADING / BUILDING PERMIT ISSUANCE | | | | |
| 35. | 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. | Current Planning/ Parks & Rec | Standard | |
| 36. | Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish). | Building Safety | Standard | |
| 37. | <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 | |
| 38. | 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 | Special | |
| 39. | 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 | Public Works Engineering | Special | |

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 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

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| PRIOR TO GRADING / BUILDING PERMIT ISSUANCE | | | | |
| | include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements. | | | |
| 40. | 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 | Special | |
| 41. | Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site improvement and off-site improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges. | Public Works Engineering | Special | |
| 42. | 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 | Public Works Engineering | Special | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|--|--|--------------------------|---------|-------------------------|
| PRIOR TO GRADING / BUILDING PERMIT ISSUANCE | | | | |
| | 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. | | | |
| 43. | If this project proposes to redevelopment property that exceeds one acre, 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 | |
| 44. | Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits. | Public Works Engineering | Special | |
| 45. | Due to the change of use and increased density, this project is subject to the City’s Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit. | Public Works Engineering | Special | |
| 46. | Prior to the issuance of a building permit, the applicant shall obtain the approval of the City’s Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project. | Public Works Engineering | Special | |
| 47. | 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 | Cultural Affairs | Special | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|--|---|-----------------|---------|-------------------------|
| PRIOR TO GRADING / BUILDING PERMIT ISSUANCE | | | | |
| | <p>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>The applicant shall indicate how they wish to fulfill the APPP requirement prior to Planning Commission review of the project. If the applicant is choosing to fulfill the APPP requirement with permanent art, the plans as presented to Planning Commission shall identify potential site(s) for art and a description of what type of art is being considered (mural, sculpture, etc.). All art commissioned in fulfillment of the APPP requirement shall be installed and a covenant executed and recorded prior to final inspection or Certificate of Occupancy. Additional requirements for the commission of art are outlined in detail in CCMC 15.06.100 – 15.06.180</p> | | | |
| 48. | A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety. | Building Safety | Special | |
| 49. | A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not limited to: means of egress plan, fire rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height and area analysis | Building Safety | Special | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------------------|--|----------------------------------|----------|-------------------------|
| DURING CONSTRUCTION | | | | |
| 50. | During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), superintendent, 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. Sign shall also include the hours of construction, and the minimum safety gear mandatory for all staff on site; long pants, a shirt with sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary. | Building/ Current Planning | Standard | |
| 51. | During construction, the Property shall be maintained daily so that it is free of trash and litter. | Building | Standard | |
| 52. | During construction, dust shall be controlled by regular watering or other methods as determined by the Building Inspector. | Building/ Public Works | Standard | |
| 53. | <p>The Building Division reserves the right to adjust allowed construction staging areas during project or to 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 | |
| 54. | During all phases of construction, all construction workers, contractors and others involved with the | Building | Standard | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------------------|---|--|----------|-------------------------|
| DURING CONSTRUCTION | | | | |
| | Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood. | Current Planning Public Works | | |
| 55. | Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers' line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan. | Building/ Current Planning/ Public Works | Standard | |
| 56. | Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours. No on-site music allowed. | Building/ Public Works | Standard | |
| 57. | All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property. | Building/ Public Works | Standard | |
| 58. | Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; | Building/ Current Planning | Standard | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------------------|---|------------------------------|----------|-------------------------|
| DURING CONSTRUCTION | | | | |
| | <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> | | | |
| 59. | <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 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.</p> | Building/ Public Works | Standard | . |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------------------|--|--------------------------|---------|-------------------------|
| DURING CONSTRUCTION | | | | |
| 60. | Provide for construction worker and construction vehicle parking, all materials storage and staging areas, construction workers, construction vehicles, delivery trucks shall not park on any neighboring property, nor shall they park in front or behind of any neighboring property without Culver City Public Works/Engineering Division approval. | Building Safety | Special | |
| 61. | Submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction have a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff. | Building Safety | Special | |
| 62. | All trucks driving to the jobsite shall obtain Culver City haul route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles. | Building Safety | Special | |
| 63. | During construction, pedestrian access along the project's frontage shall be maintained at all times. | Public Works Engineering | Special | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|--|--|--------------|----------|-------------------------|
| PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION | | | | |
| 64. | All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on February 29, 2024 , shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied. | All | Standard | |
| 65. | All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements, and that are certified by the project architect and engineer. | All | Standard | |
| 66. | The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering. | Public Works | Standard | |
| 67. | All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project. | Public Works | Standard | |
| 68. | 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 | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|--|---|--------------------------|---------|-------------------------|
| PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION | | | | |
| | c. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. d. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq. | | | |
| 69. | Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division. | Public Works Engineering | Special | |
| 70. | The project shall design and incorporate an onsite shared micromobility parking zone that is accessible to the public for the parking of e-scooters, shared bikes, and/or other micromobility devices. The shared micromobility parking zone must be located on-site and be accessible to the public. Final location subject to approval by the Chief Transportation Officer or designee. | Transportation | Special | |
| 71. | Applicant shall abandon the existing storm drain easement. Applicant shall coordinate with County of Los Angeles for this abandonment. Applicant shall perform all engineering tasks to abandon the storm drain within property lines while ensuring that the storm drain remain workable beyond the property lines. New catch basin inlets or similar structures may be necessary at La Cienega Boulevard and Perry Drive. | Public Works Engineering | Special | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|-----------------|---|-----------------------------------|----------|-------------------------|
| ON-GOING | | | | |
| 72. | The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on May 8, 2024 , excepted as modified by these Conditions of Approval. | Current Planning | Standard | |
| 73. | 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 | |
| 74. | The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity. | All | Standard | |
| 75. | All graffiti shall be removed from the Property within 48 hours of its application. | All Depts | Standard | |
| 76. | City Streetscape improvements shall be maintained by the project owner in perpetuity. | Public Works/ Current Planning | Standard | |
| 77. | All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as | Current Planning | Standard | |

EXHIBIT A
 RESOLUTION NO. 2024-P002
 Case No P2024-0038-SPR/AM
 5880 Adams Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
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| ON-GOING | | | | |
| | though fully set forth in these Conditions of Approval and shall be completed as specified therein. | | | |
| 78. | The applicant shall install drought tolerant plants in the parkway per the City's Parkway Planting Guidelines. Removal of any street trees will require replacement at 2:1 ratio. | Public Works Engineering | Special | |

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>Standard Urban Stormwater Mitigation Plan</u> | <u>SUSMP</u> |
| <u>Stormwater Pollution Prevention Plan</u> | <u>SWPPP</u> |
| <u>Transit Oriented Development</u> | <u>TOD</u> |

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

| NO. | CODE REQUIREMENTS | Agency | Code Compliance Verification | Check if Applicable |
|------------|--|------------------|-------------------------------------|----------------------------|
| 1. | All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval. | Current Planning | | |
| 2. | The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit. | Current Planning | | |
| 3. | Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last. | Current Planning | | |
| 4. | The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards". | Current Planning | | |
| 5. | All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping". | Current Planning | | |
| 6. | All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading". | Current Planning | | |
| 7. | Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval. | Current Planning | | |
| 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 | Public Works | | |

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

| NO. | CODE REQUIREMENTS | Agency | Code Compliance Verification | Check if Applicable |
|-----|--|-------------------------------|------------------------------|---------------------|
| | 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"). | | | |
| 10. | Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted. | Public Works Current Planning | | |
| 11. | The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq. | Building | | |
| 12. | The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time. | Building | | |
| 13. | Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work. | Building | | |
| 14. | Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code. | Public Works | | |

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

| NO. | CODE REQUIREMENTS | Agency | Code Compliance Verification | Check if Applicable |
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| 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. | All utility lines fronting the site shall be undergrounded by the applicant. | Public Works | | |
| 17. | The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre. | Public Works | | |

GLOSSARY OF ABBREVIATIONS

| | |
|---|------------------------|
| <u>American Public Works Association Standard Plans</u> | <u>APWA Standards.</u> |
| <u>Construction Management Plan</u> | <u>CMP</u> |
| <u>Culver City Municipal Code</u> | <u>CCMC</u> |
| <u>Electrical Vehicle</u> | <u>EV</u> |
| <u>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> |