

ATTACHMENT NO. 1

RESOLUTION NO. 2022- P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW P2021-0218-SPR TO ALLOW CONSTRUCTION OF CREATIVE OFFICE AND PARKING STRUCTURES AT 9925 JEFFERSON BOULEVARD IN THE INDUSTRIAL GENERAL (IG) ZONE.

(Site Plan Review P2021-0218-SPR)

WHEREAS, on August 30, 2021, HQ Development, LLC (the “Applicant”), filed an application for a Site Plan Review to construct a creative office building and parking structure at 9925 Jefferson Boulevard (the “Project”). The Project site has a Los Angeles County Assessor number of 4207-031-016; and,

WHEREAS, to implement the proposed Project, approval of the following application is required:

Site Plan Review P2021-0218-SPR: To ensure the Project is in compliance 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 Project qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects; and

WHEREAS, on February 9, 2022, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of ___ to ___, adopted a Categorical Exemption, in accordance with CEQA, finding the Project

1 will not result in significant adverse environmental impacts; and (ii) by a vote of ___ to ___,
2 conditionally approved Site Plan Review P2021-0218-SPR, as set forth herein below;

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

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
6 Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.540.020 the following
7 findings for a Site Plan Review are hereby made:
8

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

15 The general layout of the Project is consistent with the development standards and intent
16 of the Industrial General (IG) zoning district. The Project design is consistent with the IG
17 Zone allowed structure height of 43 feet and front setback of five feet; side and rear
18 setbacks are not required. The office building is oriented toward Jefferson Boulevard,
19 consistent with surrounding office and light industrial buildings in the vicinity that are
20 positioned near the front property line off Jefferson Boulevard. The parking structure is
21 located at the rear and set back 16 feet from the Los Angeles County Flood Control District
22 (LACFCD) easement boundary, providing an ample area for tree, shrub, and ground cover
23 vegetation, thereby screening the parking structure from residents across Ballona Creek.

24 The office building and parking structure comply with, or exceed, minimum setback
25 requirements and are separated from each other by an employee open space courtyard
26 and an 80 feet by 50 feet vehicle maneuvering area between the two buildings. A 22 foot
27 wide by 320 foot deep driveway on the Project's west side and the west side approach off
28 Jefferson Boulevard provide vehicle access to this maneuvering area. The driveway and
29 maneuvering area provide sufficient space and back up capacity for Project user access
and safe waste removal, emergency vehicle, and loading operations. The Project is
designed with multiple pedestrian access points. Pedestrian access is provided from the
public sidewalk fronting Jefferson Boulevard; a six foot wide walkway parallel to the west
driveway; and from an interior, ground level courtyard between the parking structure and
the office building.

B. The architectural design of the structures and the materials and colors are
compatible with the scale and character of surrounding development and other
improvements on the site and are consistent with the purpose and intent of this

1 **Chapter, the requirements of the zoning district in which the site is located, and with**
2 **all applicable development standards and design guidelines.**

3 The proposed office building includes a variety of architectural materials, building planes,
4 and façade transparencies and the parking structure is designed with a variety of
5 architectural materials and a grid façade to minimize views of cars. Building materials such
6 as concrete, steel, glazing, and metal panels provide consistency with recent developments
7 near the Project site. Use of different textures, colors, setbacks, materials, and distinctive
8 architectural treatments are designed to create visual interest, avoid repetitive facades, and
9 break up the building's mass. The office building and parking structure are modern in
10 architectural style and the office building has extensive fenestration and windows, including
11 open spaces decks at different levels.

12 The Project's modern design as described above, is compatible with the modern design of
13 nearby commercial developments such as Nantworks east of and across the street from
14 the Project site. Preservation of the rear bow truss portions of the existing buildings and
15 their integration into the new structure will complement the older surrounding one and two-
16 story brick and bow truss buildings that were originally designed for light industrial uses.
17 The Project is located within an industrial zone that has a mix of office, light industrial, and
18 research and development uses, and the proposed creative office uses with the building
19 and parking structure design are consistent with these immediate surrounding uses and
20 structures. In addition, the rear of the parking structure will have angled, vertical metal
21 louvers to screen and shift parking structure lighting away from residential areas across
22 Ballona Creek and towards the Creek. Roof top parking lot lighting closest to the Creek will
23 be inlaid at the bottom of the parapet wall with light poles shifted towards the Project's office
24 building at the front of the site.

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

There will be approximately 15,837 square feet of open space. Open space and amenities include: a Jefferson Boulevard landscaped area within the five foot front setback area; a ground level garden at the west side of the office building between the new square footage and the remaining bow truss portion of the original building; a ground level deck and courtyard at the east side between the office building and the parking structure; a rear tree and bush area meant to screen the rear of the parking structure; a second level terrace courtyard on the east side of the office building between the new square footage and the remaining bow truss building; and a roof top deck above the new square footage. These landscaped and hardscaped areas will provide seating and outside break areas for office tenants. All existing ornamental trees will be removed and at least 32 new trees on the ground level and three trees on the upper terrace, including seven street trees on the southern street frontage, will be planted.

1 Potential aesthetics, light, and noise impacts to residential uses across the Creek caused
2 by the parking structure facing Ballona Creek will be reduced with enhanced landscaping.
3 Although not required, the parking structure will be set back 16 feet from the LACFCD
4 easement boundary to provide a space for robust tree and ground cover vegetation. This
5 will include seven *Tristania Conferta* (Brisbane Box) trees, planted at 15 feet on center
6 along the 16 foot wide setback area covering the full width of the parking structure's north
7 face; three small evergreen trees (*Arbutus marina* / Marina Strawberry Trees) planted along
8 northeast rear corner of the parking structure and shifted toward Ballona Creek; and *Ficus*
9 *Pumilia* (Creeping Fig) vines planted on the west facing stair and elevator tower and the
10 east facing blank wall at the rear of the parking structure. This landscaping will screen the
11 parking structure, dampen vehicle noise emanating from the structure, and dissipate light
12 and glare. Further, it will enhance the flora on the Creek drop off under LACFCD
13 jurisdiction.

14 Overall, landscaping such as new trees, bushes, and ground cover will create visual relief,
15 reduce massing, and enhance both the new and preserved Project architecture and existing
16 Creek open space areas.

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

21 The proposed Project is consistent with IG Zoning standards for height, setbacks, and
22 parking and exceeds minimum required setbacks. All required parking and excess parking
23 are provided within an on-site parking structure that is accessed from a 22 foot wide
24 driveway off Jefferson Boulevard and an 80 foot by 50 foot vehicle maneuvering area
25 between the entrance to the parking structure and the office building. The parking structure
26 is designed with code compliant minimum parking space dimensions, aisle widths, and
27 vertical height clearances and maximum allowed parking and drive aisle slopes. There are
28 multiple pedestrian access points. Pedestrian access is provided from the public sidewalk
29 fronting Jefferson Boulevard; a six foot wide walkway parallel to the west driveway; and
from an interior, ground level courtyard between the parking structure and the office
building. Adequate on-site space for both vehicle and pedestrian access reduces impacts
to surrounding properties and their potential future development because Project users are
directed into the Project site without having to traverse neighboring properties. 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.

30 **E. The existing or proposed public facilities necessary to accommodate the proposed
31 project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks,
32 storm drains, streetlights, traffic control devices, and the width and pavement of
33 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 two
2 commercial buildings sufficiently served by existing utilities. There will be an overall net
3 commercial building increase of 9,253 square feet for a total 51,178 square feet. Upgrades
4 to existing facilities can be provided and improvements to the adjacent public right-of-way,
5 such as new sidewalk, curb and gutter, street trees, and new meters, will be implemented
6 pursuant to Project conditions and code requirements. Further, the existing and proposed
7 public service facilities necessary to accommodate the Project such as: the width and
8 pavement of adjoining streets, traffic control devices, sewers, storm drains, sidewalks,
9 streetlights, proposed street trees, fire protection devices, and public utilities are adequately
10 provided as confirmed by the City agencies that reviewed the Project during the
11 interdepartmental review process.

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

14 Based on review of the Project plans, the Project is consistent with the General Plan Land
15 Use Element, the Light Industrial General Plan Land Use designation, and the Design for
16 Development (DFD) for the Jefferson Blvd Industrial Area. The Project is consistent with
17 General Plan Land Use Element Objective 5, Economic Diversity, because it will introduce
18 a new creative office space, providing potential new business and economic expansion;
19 Objective 10, Visual Open Space, because the on-site and off-site landscaping extends
20 park-like qualities into a commercial area; and Objective 16, Land Use Compatibility,
21 because the use of existing bow truss buildings incorporated into new design encourages
22 compatibility between surrounding office and light industrial buildings and land uses.
23 Extensive use of rear landscaping to screen the parking structure furthers compatibility
24 between the new creative office use and the residential uses across Ballona Creek. The
25 Project's proposed creative office use is consistent with preferred uses listed in the DFD for
26 the Jefferson Boulevard Industrial Area.

27 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
28 Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,
29 in accordance with CEQA, finding the Project will not result in significant adverse environmental
impacts; and (ii) approves Site Plan Review P2021-0218-SPR, subject to: the site and floor
plans reviewed by the Planning Commission on February 9, 2022; the conditions of approval
set forth in Exhibit A, attached hereto and incorporated herein by this reference; and the
applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by
this reference. The site and floor plans, and Exhibits A and B are collectively referred to as
"Project Requirements."

1 SECTION 3. The Project Requirements are hereby imposed on the proposed Creative
2 Office development at 9925 Jefferson Boulevard.

3 APPROVED and ADOPTED this 9th day of February 2022.
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DANA SAYLES - CHAIRPERSON
7 PLANNING COMMISSION
8 CITY OF CULVER CITY, CALIFORNIA

9 Attested by:
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RUTH MARTINDELCAMPO, ADMINISTRATIVE CLERK
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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, street-lights, 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	Public Works/ Fire/ Current Planning	Standard	

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	<p>that is at least 10 feet wide, and a 6-inch high by 6-inch-wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final 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.</p>			
6.	<p>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.</p>	Public Works	Standard	
7.	<p>The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City’s vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.</p>	Public Works	Standard	

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8.	<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 one or more of 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; the applicant shall provide a design that identifies number of employees served by the facility. 2. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both ground floor and office employees; the information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information. 3. In addition to the minimum required EV related parking spaces consistent with CCMC Chapter 17.320 - "Off-Street Parking and Loading", marked parking stalls shall be constructed with infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging and 25% of these additional spaces or a minimum of six (6) spaces shall be EV ready parking spaces; EV ready parking spaces shall be consistent with applicable California Green Building Code standards. 4. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking at each 	Trans., Public Works, Planning	Standard	

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	<p>parking level; infrastructure ready EV spaces may be used.</p> <p>5. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets or an onsite designated loading area for shared-ride vehicles.</p> <p>6. Subsidized Shared-Ride/Uber/Lift Service – The Project shall provide employees with a voucher or similar system for Uber/Lift ridesharing services to facilitate use of rideshare services. The subsidy shall be for two years after Certificate of Occupancy over a two-year period. The Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.</p> <p>7. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities.</p> <p>8. Two bicycle sharing spaces with accompanying bicycles to be owned, insured, and maintained by the Project’s property management company.</p> <p>9. TAP Cards – The Project will subsidize the purchase of TAP cards for a period of three years for employees who opt to take Metro instead of personal vehicles and will not be provided on-site parking accommodations and not receive a car share subsidy; or the Project will offer a cash-out bonus to individuals who opt to use other modes of commuting options such as carpools, car share, shuttles, bicycles, or walking. The cash-out bonus will count towards the [fill in number] employee obligation.</p>			

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	Further, the Applicant shall procure and register TAP cards for project tenants and the Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.			
9.	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	
10.	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	
11.	<p>The following sustainability measures shall be incorporated into the project as further clarified in specific project conditions in this document; additional measures as required by the Building Code may be required:</p> <p><i>Conservation and Energy Efficiency</i></p> <ul style="list-style-type: none"> a. Recycling/salvaging of non-hazardous demolition debris & on-site recycling collection; b. Energy efficient elevators & lighting; c. Low-flow faucets & toilets / Stormwater filtration & capture systems; d. Permeable exterior paving surfaces to reduce stormwater runoff; e. Incorporation of low water & drought tolerant plants; f. Installation of electric vehicle charging stations; g. Installation of photovoltaic systems equivalent to at least 1% of the Project’s electricity demand & at least 1-kilowatt (kW) of solar photovoltaics/10,000 SF of new development; 	All Depts	Special	

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	<p>h. Energy efficient mechanical systems, efficient glazing / window frames, & high reflective roof material.</p> <p><i>Carbon Emission Reduction</i></p> <p>a. Bicycle rooms in Parking levels 1 & 2 & shower facilities.</p> <p><i>Mobility Features</i></p> <p>a. Access to multi-modal transit with connecting bike & bus routes (there is direct access to a Class III bus route);</p> <p>b. Bike friendly design with bicycle parking for guests & employees;</p> <p>c. An area for micro mobility parking;</p> <p>d. Designated parking for low-emission/zero-emission vehicles; and</p> <p>e. Incorporation of the City's approved Streetscape plan with the intent of creating an attractive and inviting walkable environment.</p>			
12.	<p>The following design elements shall be made a feature of the parking structure's Ballona Creek frontage to make it both Creek and residential friendly:</p> <p>a. Proposed tree planting along Ballona Creek shall be <i>Tristania Conferta</i> (Brisbane Box) and planted at 15 feet on center to screen building with 7 trees total.</p> <p>b. Size of trees at planting shall be approximately 18 to 22 feet in height. Tree size at maturity shall be approximately 30 to 35 feet in height with 15- to 30-foot-wide canopy.</p> <p>c. Parking structure building shall be a maximum 36 feet tall, so tree planting at maturity will substantially screen height of building.</p> <p>d. All <i>Tristania</i> trees shall be low-branching and will be selected and tagged by project landscape</p>	Current Planning	Special	

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	<p>architect for delivery to the Project Site. Tagging will be done for 18- to 22-foot-tall trees pending availability. Landscape architect shall provide photo evidence of tagged trees to the Current Planning Division prior to site delivery.</p> <p>e. There shall be no solar panels on parking structure roof that require roof top screening</p> <p>f. Understory planting below trees shall be a variety of tall shrubs at 6 to 10 feet at maturity, including <i>Heteromeles arbutifolia</i> (Toyon).</p> <p>g. All trees and shrubs shall not be deciduous.</p> <p>h. Vine planting shall be <i>Ficus Pumilia</i> (Creeping Fig) and used to cover stair and elevator tower walls and blank walls at rear of garage.</p> <p>i. Small evergreen tree or <i>Arbutus marina</i> (Marina Strawberry Tree) shall be planted along easterly parking structure property line and shifted north toward the Ballona Creek.</p>			
13.	<p>The Project is subject to the following Building Transportation Department Special Conditions:</p> <p>a. The applicant is required to relocate the West Bound (WB) Jefferson Blvd / Leahy St. bus stop to the front of the Project Site and upgrade the relocated bus stop to include a new bus pad and red curb, one (1) new bus shelter, one (1) new bench with back support and arm rests, one (1) new trash receptacle, one (1) real-time information display, and one (1) new signpost with concrete base per Culver CityBus Bus Stop Standards.</p> <p>b. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply</p>	Trans.	Special	

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	<p>with ADA accessibility requirements. The final location, layout and bus stop amenities shall be designed in coordination with Transportation Department and comply with Culver CityBus Bus Stop Standards.</p> <p>c. Prior to issuance of any Public Works Department and/or Engineering Division permit, the applicant shall provide street improvement plans and/or off-site improvement plans to the Transportation Department showing the layout of bus stop furniture, bus stop signage and bus pad; the bus stop door/furniture zone shall be free of obstruction (other than street furniture, tree well, utility box, etc.); the final location, layout and bus shelter equipment shall be approved by the Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells, utilities, and furniture and all required bus-related Improvements.</p> <p>d. Prior to issuance of any construction permit, the applicant shall provide a construction phasing plan, traffic control plan, and construction management plan to Transportation Department for review and comments.</p>			
14.	<p>The Project is subject to the following Building Safety Special Conditions:</p> <p>a. Projects shall be reviewed under the building code edition adopted when Building and Safety receives an application and plan check fees paid, with associated complete plan and supporting documentation set.</p> <p>b. 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</p>	Building Safety	Special	

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	<p>area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height, and area analysis.</p> <p>c. A soils report shall be submitted with the building permit application.</p> <p>d. The safe dispersal area shall be permanently maintained and identified as a safe dispersal area. The dispersal area should be maintained free of obstructions such as tables, and chairs. Signage shall be provided on the site. The zone itself shall be identified/discernable from other site area.</p> <p>e. The path of travel to the safe dispersal area shall be safe and unobstructed from the building. Provide signage, traffic signage, discernable markings, etc. to maintain path of travel across the drive aisle and ensure it remains safe and unobstructed.</p> <p>f. The parking structure southwest exit stair exit discharge is an egress court and all opening within 10 feet of grade shall be 3/4-hour fire protected or changed to a 1-hour rated wall unless Building Safety approves a code modification request.</p>			
15.	<p>The Project is subject to the following Fire related Special conditions:</p> <p>a. The applicant shall provide an NFPA 13 fire sprinkler system throughout all portions of this project. Density shall meet minimum requirements by occupancy classifications; parking garage shall be Ordinary hazard Group II minimum density; a DDCA and other exterior fire sprinkler system equipment shall be installed per Golden State Water Company and Culver City Fire Department with the Planning Department screening requirements.</p>	Fire	Special	

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	<p>b. 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.</p> <p>c. In buildings where the floor level of the highest story is located more than 30 feet (9,144 mm) above the lowest level of fire department vehicle access, a class III standpipe system with 2 ½ inch and 1 ½ inch is required, reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream.</p> <p>d. 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).</p> <p>e. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2019 CFC Appendix B. Show the location of all hydrants within 300 feet of the property.</p> <p>f. The Applicant shall provide addresses shall be clear and viewable from the public way.</p> <p>g. The Project shall provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72; the fire monitoring system shall be separate from the security system. The Project shall provide audible visual devices per NFPA 72 public mode and shall comply with Chapter 5 of 2019 CFC Emergency Responder Radio Coverage.</p> <p>h. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than</p>			

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GENERAL				
	<p>150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150 feet of each building.</p> <p>i. All fire Lane locations shall be determined by the Fire Code Official upon submittal of final proposed location of fire lane width, vertical clearance, location, and type of fire department connections (FDC's) and similar equipment. All fire lanes and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000-pound apparatus</p> <p>j. Trash areas within five feet of the building shall be protected by fire sprinklers.</p> <p>k. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Also foam products shall not be used.</p> <p>l. Parapets in excess of five feet shall have catwalks and ladders.</p> <p>m. The Project shall provide a Knox Box and/or Knox key switches. Motorized access gates shall have 'Knox' key switches.</p> <p>n. Project shall provide fire extinguishers; size, location, and type shall be approved by Fire Marshal.</p> <p>o. Access for emergency fire and medical personnel shall include: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.</p>			

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GENERAL				
	<p>p. All interior and exterior rooms 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.</p> <p>q. All emergency lights and exit lights shall have self -contained battery backup power.</p>			
16.	<p>The applicant shall comply with the following Bicycle Parking Related Special Conditions:</p> <p>a. The number of long-term and short-term bicycle parking spaces, racks, and storage shall be consistent with predevelopment plans dated December 1, 2021.</p> <p>b. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure or lockable bike storage rooms, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. If long-term bike parking is not located on the ground floor, the elevator closest to the bike parking area shall be at least 6 feet in depth to accommodate bicycles. If not located on the ground floor, long-term bike parking shall be located within 50-ft walking distance of an elevator.</p> <p>c. The short-term spaces must be provided on the project site, using “Inverted - U” bicycle racks or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building.</p> <p>d. The development plans shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking</p>	Public Works Current Planning	Special	

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GENERAL				
	<p>areas. Bicycle parking shall be installed only on all-weather surfaces.</p> <p>e. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks; and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.</p> <p>f. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.</p> <p>g. Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.</p>			
17.	<p>The applicant shall comply with the following Public Works Engineering Special Conditions:</p> <p>a. 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</p>	Public Works	Special	

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GENERAL				
	<p>elevations. This plan shall be approved for on-site construction only.</p> <p>b. 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 and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Centinela Avenue and a recommendation, based on a calculated R-value and an appropriate Traffic Index, of the asphalt and base section of any new street pavement shall be provided. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.</p> <p>c. 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.</p> <p>d. 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.</p>			

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GENERAL				
	<p>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.</p> <p>e. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk and all existing sidewalks shall be removed and replaced. All new sidewalks shall be ADA compliant. The existing curb and gutter and sidewalk shall be removed and reconstructed. All affected driveway aprons shall be reconstructed to be ADA compliant.</p> <p>f. 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.</p>			

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GENERAL				
	<p>g. A vault shall be required just outside the proposed network telecommunications room for potential Culver Connect fiber.</p> <p>h. The Applicant shall provide a 2-inch grind and overlay the half width of Jefferson Boulevard along the project's frontage. Asphalt pavement shall be rubberized. Work shall include the reinstallation of traffic loops.</p> <p>j. For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced.</p> <p>k. The project is required to upgrade detection and install battery back-up at the abutting signal on Jefferson Boulevard according to City requirements. If preferred, a project cost can be assessed, to be paid by the applicant, for the City to implement these upgrades.</p> <p>l. The project is required to reinstate the pavement marking on Jefferson Boulevard using thermoplastic. The project is also required to reinstate curb marking to match existing regulations.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
18.	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	
19.	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	
20.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

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	<p>check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</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</p>			

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	<p>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 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>			

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	<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> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii Daily maintenance of construction site.</p> <p>iv Dust control by regular watering.</p> <p>v Construction worker and contractor offsite parking.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p> <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> <p>g. 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.</p>			
21.	<p>The applicant shall comply with the following Public Works Conditions:</p> <p>a. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge and shall be paid prior to the issuance of any permit.</p> <p>b. 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.</p>	Public Works	Special	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
22.	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	
23.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
24.	<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	
25.	The Applicant shall provide proof of review and approval from the City of Los Angeles Bureau of Engineering (L.A.B.O.E.), of the final building foundation structural design affecting the sewer easement traversing the project site prior to the issuance of grading permits. The Applicant shall also transmit to the City any conditions that may be imposed by L.A.B.O.E. and shall confer	Building Safety / Public Works / Current Planning	Special	

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	with the City to discuss potential project design changes that may arise from L.A.B.O.E's review.			
26.	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	

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DURING CONSTRUCTION				
27.	During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), on-site superintendents, and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
28.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
29.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
30.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building	Standard	
31.	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on the	Building Current Planning	Standard	

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DURING CONSTRUCTION				
	Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Public Works		
32.	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	
33.	<p>Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays.</p> <p>Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.</p> <p>Building Safety reserves the right to adjust allowed construction and staging areas and hours during the course of the project.</p>	Building/ Public Works	Standard	
34.	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	

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DURING CONSTRUCTION				
35.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>	Building/ Current Planning	Standard	
36.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block	Building/ Public Works	Standard	.

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DURING CONSTRUCTION				
	<p>access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>			
37.	During construction, pedestrian access along the project's frontage <u>shall be maintained at all times.</u>	Public Works	Special	
38.	<p>During construction the Project is subject to the following Building Safety Special Conditions:</p> <p>a. Construction hours shall be per the CCMC and/ or any more restrictive project specific requirements, and/ or any Current Planning Division approved Temporary Use Permit. All concrete pours/ worker staging/ any on-site or off-site activity shall start and end within the allowed construction hours. No on-site or off-site staging activity or any activity of any kind is allowed outside of the allowed construction hours. Every effort shall be made to minimize</p>	Building Safety	Standard/ Special	

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DURING CONSTRUCTION				
	<p>noise on site and no music is allowed on site. Place a temporary construction sign during construction stating the allowed 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.</p> <p>b. All trucks driving to the Project Site shall obtain Culver City haul route permits and a copy of the approved haul route permit shall be kept in every vehicle traveling to the Project Site including supplier and delivery vehicles.</p>			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
39.	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 September 23, 2021 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
40.	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	
41.	The applicant shall scan the grading plans, all off-site plans, LID Report, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
42.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
43.	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 February 9, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
44.	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	
45.	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	
46.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

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ON-GOING				
47.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
48.	City Streetscape improvements shall be maintained by the project owner in perpetuity .	Public Works/ Current Planning	Standard	
49.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
50.	A Parking Operations Plan shall be required and shall include a requirement to review parking operations in the event that parking structure screening is determined to be deficient following Current Planning Division review of neighborhood complaints after the first year of operation. The Current Planning Division review will be based upon the complaint record received from Police Department and Enforcement Services.	Current Planning	Special	
51.	The Project shall be subject to a landscape maintenance agreement and shall be submitted to the city to ensure all landsaping including the trees at the rear of the parking structure are maintained in a healthy manner at all times.	Current Planning	Special	

GLOSSARY OF ABBREVIATIONS

American Public Works Association Standard Plans	APWA Standards.
Construction Management Plan	CMP
Culver City Municipal Code	CCMC
Electrical Vehicle	EV
Homeowner's Association	HOA
Standard Urban Stormwater Mitigation Plan	-SUSMP
Stormwater Pollution Prevention Plan	SWPPP
Transit Oriented Development	TOD

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		

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
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 drainage, curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
15.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq.,	Current Planning Building Cultural Affairs		

EXHIBIT B
STANDARD CODE REQUIREMENTS
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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	<p>b. City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et.seq.,</p> <p>c. City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et.seq.</p> <p>d. City's Mobility Improvement Fees, as set forth in CCMC Section 10.06.500, et.seq.</p>			
16.	<p>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.</p>	Building		
17.	<p>Upon completion of the rough grading and prior to excavation of shallow building foundations 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. Additionally, 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</p>	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
	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.			
18.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
19.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
20.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		
21.	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		

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>