

1 RESOLUTION NO. 2022-P024

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, ADOPTING A CLASS 32 CATEGORICAL EXEMPTION
4 AND APPROVING A SITE PLAN REVIEW, P2022-0062-SPR, ADMINISTRATIVE
5 MODIFICATION, P2022-0062-AM, AND ADMINISTRATIVE USE PERMIT,
6 P2022-0062-AUP, FOR A PROPOSED 3-STORY, 35,073 SQ. FT.
7 COMMERCIAL/OFFICE DEVELOPMENT WITH OUTDOOR DINING,
8 SUBTERRANEAN PARKING AND ASSOCIATED SITE IMPROVEMENTS AT
9 8570 NATIONAL BOULEVARD IN THE INDUSTRIAL GENERAL (IG) ZONE.

10 (Site Plan Review, Administrative Modification, and
11 Administrative Use Permit, P2022-0062-SPR, -AM, -AUP)

12 WHEREAS, on March 4, 2022, Redcar Properties, Ltd. (the "Applicant") filed an
13 application for a Site Plan Review (SPR), Administrative Modification (AM), and Administrative
14 Use Permit (AUP), to allow the construction of a 3-story, 35,073 sq. ft. commercial/office
15 development with outdoor dining, subterranean parking and related site improvements (the
16 "Project"). The Project Site is more specifically described as Lots 318 and 319 of Tract No.
17 4161 and that Portion of the west 12 acres of Lot 9 of the Subdivision of the Southern part of
18 Rancho Rincon de los Bueyes (Los Angeles County Assessor's Parcel Numbers 4206-002-
19 007 and 4206-002-051), in the City of Culver City, County of Los Angeles, State of California;
20 and,

21 WHEREAS, in order to implement the proposed Project, approval of the following
22 applications is required:

23 1. Site Plan Review, P2022-0062-SPR, for the construction of the three-story
24 commercial/office development, to ensure the Project complies with required standards, design
25 guidelines, and City ordinances; establish all onsite and offsite conditions of approval
26 necessary to address the site features; minimize potential adverse effects on surrounding
27
28
29

1 properties and the environment; and ensure compatibility of the proposed Project with the
2 development on adjoining properties and in the surrounding neighborhood; and

3 2. Administrative Modification, P2022-0062-AM, to ensure the proposed building
4 height increase and proposed reduction to the minimum required parking stall quantity and
5 parking stall dimensions and driveway/backup/aisle dimensions complies with applicable
6 required standards and City ordinances, and is necessary in that strict application of these
7 standards creates a hardship or unreasonable regulation which is impractical to require; and
8

9 3. Administrative Use Permit, P2022-0062-AUP, for outdoor dining, to ensure the
10 proposed outdoor dining use complies with all required standards and City ordinances, and to
11 establish conditions of approval to ensure the use is compatible with the Project site and
12 surrounding area; and
13

14 WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects,
15 the Project is Categorically Exempt; and
16

17 WHEREAS, on December 14, 2022, after conducting a duly noticed public hearing on
18 the subject application, including full consideration of the applications, plans, staff report,
19 environmental information and all testimony presented, the Planning Commission, by a vote of
20 ___ to ___, adopted a Class 32 Categorical Exemption, in accordance with the California
21 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse
22 environmental impacts, and conditionally approved Site Plan Review, P2022-0062-SPR,
23 Administrative Modification, P2022-0062-AM, and Administrative Use Permit, P2022-0062-
24 AUP.
25

26
27 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
28 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
29

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

3 **Site Plan Review**

4 As outlined in CCMC Section 17.540.020, the following required findings for a Site Plan Review
5 are hereby made:

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

12 The general layout of the Project is consistent with the Industrial General (CG) zoning
13 district, with the implementation of the setback revision recommended by staff so the
14 building complies with required 5-ft street facing setback. Provided the recommended
15 revision is made, the building will be located in conformance with the minimum required
16 Zoning Code setbacks. The proposed height of 47.3-ft will be in compliance with the
17 allowable 10% height increase from the 43-ft allowable height in the IG Zone, through the
18 approval of an Administrative Modification, with additional projections conforming to Zoning
19 Code allowances, and reaching up to 66.8-ft in height to the top of the highest projection
20 (elevator). The Project is designed to provide vehicular access from Schaefer Street along
21 the southerly edge of the site and pedestrian access from National Boulevard and Schaefer
22 Street. The building entries face both streets, and the general building layout and design is
23 oriented to communicate with both frontages with an emphasis on National Boulevard.
24 Outdoor dining/seating, landscape and bicycle parking will be provided along both
25 frontages. The streetscape will be further enhanced by incorporation of street
26 improvements, including street trees, in accordance with the Urban Forest Master Plan.
27 The proposed building incorporates a flat roof with straight parapets, with alternating use of
28 materials and color and building overhangs along the street facing façade to provide
29 variation and building articulation. Open space is provided along the easterly portion of the
site and on the rooftop deck as an amenity to the occupants and will include a variety of
landscape plantings.

The Project provides a total of 91 off-street parking spaces, in compliance allowable
reductions under the Administrative Modification process of the Zoning Code. Vehicular
access is oriented to occur away from National Boulevard by means of a reduced 23-foot-
wide driveway located along the southerly edge of the site, and, besides the width, designed
in compliance with zoning standards. The areas within the garage provide sufficient back-
up clearance to maneuver in and out of the parking stalls and the site in a forward direction,
with adjustments to stall and backup/aisle dimensions in accordance with the requested
AM. Pedestrian access to the site is provided by means of a paved area abutting the public
sidewalk, with stair and elevator access for the subterranean parking and upper floor office

1 space. The Project will have sufficient parking and adequate vehicular and pedestrian
2 access and the configuration of the proposed onsite driveway, vehicle maneuvering areas,
3 and pedestrian access are designed in accordance with all applicable CCMC standards.
4 With the above noted exceptions, the structure orientation, location, open space, parking,
and access, maximize the site's development potential while conforming to applicable
Zoning Code development standards. There are no other applicable design guidelines.

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

10 The architectural design of the structure is characterized by a modern style, incorporating
11 straight lines and right angles with a flat roof. The three-story structure reaches a maximum
12 of 47.3' in height to the roof. Rooftop projections provide additional height varying from 42-
13 inches for guardrails/parapets, 4-feet for the proposed public art (sculpture), 13.5-feet
14 (maximum) for stairwells, equipment rooms, and screening, and 19.5' for the elevator. The
15 building is comprised of curtain wall glazing throughout and dressed in weathered metal
16 panels and weathered steel grate screens. The structure is designed to minimize the visual
17 impact of the off-street parking facilities from the public right-of-way, by placing the driveway
18 along Schaefer Street to the southerly edge of the site. The building mass is broken up by
19 use of material changes throughout the elevations and through various building overhangs.
20 Architectural treatment is applied to all sides of the building, except for the portion directly
21 abutting the existing 43-ft high building along a portion of the southerly property line. The
22 building materials and color palette is minimal and simplistic to minimize visual clutter
23 throughout the building façades. Further, the proposed development is sensitive to the
character and scale of surrounding development in the neighborhood. Existing
development in the surrounding neighborhood varies in architectural style, with some older
buildings having a more utilitarian character and newer development having a more modern
and contemporary style; the nearby Hayden Tract also has an eclectic mix of architectural
styles. Building heights in the neighborhood, particularly along National Boulevard, vary
from 1 to 3 stories, with the color palette being generally subdued and using mostly neutral
tones. Overall, the design of the proposed Project is compatible with the surrounding
neighborhood, which is varied in styles and scale, and is consistent with the zoning
standards of the IG Zone, with the recommended setback revision. There are no other
applicable design guidelines.

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

Landscaping for the Project is proposed to be provided primarily along the easterly portion
of the site, due to the site shape and size, as well as necessary allocations for driveways

1 and walkways. Additional landscape will include low planters along select portions of both
2 street frontages and rooftop landscape. The Project will provide pedestrian amenities at
3 the ground-floor setback area, including landscape planters with low ground cover and
4 medium shrubs to enhance the Project's street view. The rooftop will incorporate low
5 groundcover plantings along the perimeter edge and 3 internal planters containing a
6 combination of low groundcover, medium shrubs, and 2 trees each. The remnant area
7 along the easterly edge of the site will contain most of the site landscape and will include
8 low ground cover and medium and tall shrubs, as well as a minimum of 4 trees.
9 Landscaping will also include street trees on both streets in accordance with the Urban
10 Forest Master Plan, per the standards of the Public Works Department. Complete
11 landscape and irrigation plans, indicating planting sizes, spacing and quantities, shall be
12 submitted for review and approval by all applicable divisions/departments prior to
13 installation and final inspection to ensure these meet all Zoning Code and applicable
14 requirements.

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

13 The proposed building complies with applicable Zoning Code requirements, including the
14 standards of the IG Zone, with some exceptions as provided for by the AM provisions, and
15 subject to implementation of the recommended setback revision. Therefore, the Project will
16 not impact the use and enjoyment of neighboring existing and future development. The
17 Project design and layout is linear, with an irregular shaped building footprint due to the site
18 shape. Building entries face the street, so as to activate the pedestrian realm. The site
19 provides adequate onsite vehicular and pedestrian access, circulation and parking in
20 compliance with Zoning Code requirements, or modification allowances, and will not
21 produce any vehicular or pedestrian hazards. Although a new driveway ramp will be
22 provided, the location is consistent with the vehicular access provided to other non-
23 residential properties along Schaefer Street, and its design has been reviewed and
24 accepted by the traffic engineer and the City. In addition, this new driveway will replace 3
25 existing curb cuts that are much closer to the street corner than the proposed, thereby
26 improving the vehicular and pedestrian safety. No off-site circulation hazards are presented
27 by the proposed Project since access points are designed in the same manner as other
28 abutting developments.

23 The Project does not negatively impact or interfere with the use and enjoyment of
24 neighboring development, as the building is designed in a manner that is sensitive to
25 surrounding development, including newer development within the nearby TOD district and
26 Hayden Tract. For example, the building's street façade, including ground floor amenities
27 within the setback area, enhance the street view, create a pedestrian oriented streetscape,
28 and activate the street, which is desirable for developments in such close proximity to the
29 Metro light rail station. The conditions of approval and compliance with all applicable CCMC
requirements will ensure the proposed Project will not be a detriment to the public interest,
health, safety, or general welfare, or injurious to persons, property, or improvements in the
vicinity and zoning district in which the property is located. Further, by improving a vacant

1 site and providing economically functioning commercial uses, the Project will serve the
2 public interest and welfare.

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

7 The site is located in an existing urbanized neighborhood, and although it is now vacant, it
8 was formerly developed with a multiple one-story non-residential buildings and surface
9 parking. Therefore, public facilities to the site currently exist. It is not anticipated that the
10 proposed Project and resulting commercial floor area will require new public facilities. Any
11 upgrades to the existing facilities that are required will be provided. Improvements to the
12 abutting right-of-way, such as new curb and gutter and sidewalk, will be implemented per
13 the conditions of approval. Further, the existing and proposed public service facilities
14 necessary to accommodate the Project such as: the width and pavement of the adjoining
15 streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street
16 trees, fire protection devices, and public utilities are provided for adequately as confirmed
17 by the City Departments that reviewed the Project during the interdepartmental review
18 process.

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

21 The proposed commercial/office development will provide 35,073 square feet of retail/office
22 area at the site, consistent with the General Plan's Industrial Land Use designation. This
23 designation allows a variety of manufacturing and industrial uses, but precludes heavy
24 industry; commercial uses, particularly those that support or service daytime industrial
25 employees, are also allowed. The Project is also consistent with the goals of the General
26 Plan, specifically, with Objectives 5 and 6 of the Land Use Element, which calls for the
27 encouragement of new business opportunities that expand the City's economic base and
28 serve the needs of the City's residential and business community, and for the revitalization
29 of the physical character and economic well-being of the City's commercial corridors.
Based on review of the preliminary development plans, the proposed development is not
anticipated to result in any significant impacts on surrounding uses or to be inconsistent
with the goals of the General Plan. Furthermore, the development will be consistent with
Objective 23 of the General Plan Land Use Element that calls for protecting and enhancing
business uses within the City's Eastern Sub-Area. There is no applicable Specific Plan for
this area.

Administrative Modification

As outlined in CCMC Section 17.550.020, the following required findings for the Administrative
Modification requests are hereby made:

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

Parking Space Quantity, stall dimensions, and Driveway/Backup/Aisle (reduction)

The proposed development consists of a 3-story commercial/office development with subterranean off-street parking on a 17,767 sq. ft. lot. Given the site size and irregular shape, and the need to allocate space for necessary for access (e.g. driveway, stairwells, elevator), structural support columns, and other required features, the physical space is constrained does not suffice to provide the full amount of required parking and all the required minimum dimensions for stalls, driveways, and backup/aisles. Specifically, the AM request is for a reduction (not to exceed 10%) for the standard parking quantity from 101 spaces to 91, and a reduction in stall dimensions, providing a stall measuring 8-feet by 17-feet, rather than 8.5-feet by 18-feet for 43 of the 69 standard stalls. In addition, a reduction is requested for the driveway (ramp) from 25-feet to 23-feet, and the backup/aisle width from 24-feet to 21'-10" and 23-feet. These proposed AM reductions will still provide adequate turning radius and circulation area to maneuver in and out of each parking stall and exit back onto the public right-of-way in a forward direction. Strict application of the applicable development standards creates an unnecessary, involuntarily-created hardship due to the size of the site and shape as the subterranean structure already is proposed to span the entire depth of the site from north to south. Strict compliance with the stall and circulation/maneuvering development standards would result in the loss of a significant number of parking stalls and associated floor area, or the excavation of additional parking levels or area, which would create unnecessary, involuntarily-created hardship and impractical development.

Building Height (increase)

The proposed development consists of a three-story commercial/office building, which is proposed to measure 47.3-feet in height measured to the highest point of the roof deck from the grade below, which includes a request for the maximum 10 percent increase allowed by an Administrative Modification. The subject site is located in the IG zone, which allows a maximum height of 43-feet. Strict application of this development standard creates an unnecessary, involuntarily-created hardship due to the need for the floor-to-ceiling heights typical for high-quality office and retail developments in the area. Strict compliance with the development standard would result in the loss of a level (i.e. floor area), or reduction in ceiling heights which would all create unnecessary, involuntarily-created hardship and impractical development given current market preferences for the creative office and media productions uses expected to occupy the Project.

2. 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.

Parking Space Quantity, stall dimensions, and Driveway/Backup/Aisle (reduction)

Approval of the proposed modification will allow for a reduction in the number of parking spaces, reduced dimensions for a portion of the standard parking stalls, and a reduction in the width of the driveway and backup/drive aisles, not to exceed a maximum of 10% reduction from the Zoning Code requirements. The site is near 2 Metro Rail stations that promote the use of alternative transit modes to support the reduction in stall quantity. The modifications will be internal to the site and, therefore, will not result in any conditions or operate in a manner that may be detrimental or injurious to property or improvements in

1 the vicinity. Further, this minimal reduction to dimensions will allow for the Project to
2 maximize the number of stalls within the site footprint, and facilitate the provision of the
3 proposed floor area. The proposed development Project will comply with all other
4 applicable Zoning Code standards. Therefore, the requested Administrative Modification
will not be detrimental or injurious to property or improvements in the vicinity and in the
same zoning district.

5 *Building Height (increase)*

6 The requested modification will allow for the proposed building to have a maximum of 10%
7 (i.e., 4.3 feet) additional height above the Zoning Code allowed maximum of 43 feet, which
8 is unlikely to be perceivable from the street facing elevations. The closest residential uses
9 are at least 180 feet away, beyond additional non-residential developments to the south
10 and National Boulevard and the Metro Rail right-of-way to the north; therefore, the
11 additional height will not impact visually or by shadow any surrounding sensitive receptors.
12 The increase in height is necessary to provide the typical ceiling heights sought by typical
13 creative office, media, and retail media tenants. In addition, the proposed buildings are
14 designed to incorporate a variety of materials in combination to create articulated and
attractive façades. This minimal increase will allow for the provision of adequate ceiling
heights for the proposed office/commercial use. The proposed development Project will
comply with all other applicable Zoning Code standards, except as specified. Therefore,
the requested Administrative Modification will not be detrimental or injurious to property or
improvements in the vicinity and in the same zoning district.

15 **3. The project is consistent with the General Plan and complies with all other applicable
16 provision of this Title.**

17 The General Plan Land Use designation for the site is Industrial, which is intended to allow
18 for a range of small- to medium-scale commercial uses, with an emphasis on community-
19 serving retail, and is intended to support medium-density housing opportunities. This
20 designation allows a variety of manufacturing and industrial uses, but precludes heavy
21 industry; commercial uses, particularly those that support or service daytime industrial
22 employees, are also allowed. The proposed modifications from Zoning Code development
23 standards will not create an operation inconsistent with this goal. By allowing the
24 adjustments to building height and to parking quantity and stall, driveway, and backup/aisle
25 dimensions, the Project can be implemented with the proposed components as intended by
26 the General Plan land use designation. In addition, the overall development will further
27 Objective 5 of the Land Use Element, which calls for the City to encourage new business
28 opportunities that expand the City's economic base and serve the needs of the City's
29 residential and business community. The proposed Project meets all other applicable
Zoning Code requirements or applicable allowances, including Section 17.550, which
allows an increase or reduction of specified development standards by 10% or less of the
required standard.

27 **Administrative Use Permit**

28 As outlined in CCMC Section 17.530.020, the following required findings for an Administrative
29

1 Use Permit are hereby made:

2 **A. The proposed use is allowed within the subject zoning district with the approval of**
3 **an Administrative Use Permit and complies with all other applicable provisions of**
4 **this Title and the CCMC.**

5 The general layout of the Project is consistent with the Industrial General (IG) zoning district,
6 with the implementation of the recommended setback revisions. This Zone allows for the
7 establishment of outdoor dining subject to an Administrative Use Permit as outlined in
8 CCMC Section 17.320.015, and the proposed outdoor dining complies with all other
9 applicable provisions regarding outdoor dining land use standards as stipulated in CCMC
10 Section 17.400.070. Outdoor dining areas will be assigned to commercial tenants that are
11 food retail establishments (or restaurant as may be allowable per the Zoning). Sufficient
space for on-site, outdoor dining is provided for 2 potential future tenants, with one tenant
having area exceeding the 250 square feet that is exempt from parking requirement, and
with said excess area providing parking in conformance with the requested Administrative
Modifications. Future tenant improvement plans will be reviewed for further compliance
with applicable Zoning Code requirements.

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

14 The proposed use of outdoor dining for the Project, to foster pedestrian oriented activity, is
15 consistent with the Industrial land use designation of the General Plan. The Industrial
16 designation allows for commercial uses, particularly those that support or service daytime
17 employees. The outdoor dining will support commercial uses, that will serve the daytime
18 population, and will also serve the nearby residential neighborhoods. The proposed use is
19 consistent with the goals of the General Plan, specifically, with Objectives 5 and 6 of the
20 Land Use Element, which calls for the encouragement of new business opportunities that
expand the City's economic base and serve the needs of the City's residential and business
community, and for the revitalization of the physical character and economic well-being of
the City's commercial corridors. In particular, the use is consistent with Policy 6.B, which
encourages uses that feature outdoor dining. There is no applicable Specific Plan.

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

23 The proposed design, location, size and operating characteristics of the proposed outdoor
24 dining areas will not have an impact on adjacent uses and are, therefore, found to be
25 compatible with the existing and future land uses in the vicinity of the subject site. The
26 outdoor dining area will be located adjacent to tenant spaces serving food, along both
27 streets and along the easterly interior of the site, and the nearest residential uses are at
28 least 180 feet away. The outdoor dining area enhances the development of the site and
29 helps to revitalize the currently vacant site. This revitalization and commercial uses are
compatible with the desired potential future commercial projects along National Boulevard
and near the City's TOD district. Operations plans and tenant improvement plans will be
reviewed for further compliance with Zoning Code provision and to ensure ongoing
compatibility of the operation of the various outdoor dining spaces.

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

4 The Project site is comprised of 2 vacant parcels, which are irregular in shape and generally
5 flat in topography, totaling 17,767 square feet of lot area. The site is located along a
6 secondary artery (National Boulevard), within the City's TOD district, which is an urbanized
7 area, and surrounded by other commercial and light industrial land uses. Pedestrian access
8 to the site and proposed outdoor dining will be directly from the sidewalk, while vehicular
9 access to the site will be from a new driveway at the rear of the site from Schaefer Street.
10 The proposed building layout and the orientation of the potential ground floor tenant spaces
11 to their corresponding outdoor dining areas, facilitates the operation of outdoor dining. Two
12 areas are planned, 1 measuring 250 square feet and the other 650 square feet. The
13 amount, size, and configuration of the outdoor dining spaces will be provided in compliance
14 with the requirements of the Zoning Code, inclusive of the proposed parking reduction. The
15 site provides sufficient room for the proposed configuration, including access and
16 compatibility with adjoining uses. There are no physical constraints that would prevent or
17 create a hazard by the provision or use of the outdoor dining. The proposed outdoor dining
18 will not create any conflicts with surrounding land uses and will not require the provision of
19 additional utilities.

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

18 The requested AUP approval for the use of outdoor dining will result in an improvement to
19 the site and property in the vicinity, as well as to the general public interest, safety and
20 welfare, by activating the street frontage and providing for a more pedestrian-oriented
21 streetscape. The outdoor dining component will complement potential future food retail
22 (and/or sit down restaurant) operations. The dining/seating areas will meet the standards
23 for size, access, and during tenant improvement plan check process will be further reviewed
24 to ensure proposed operations and amenities (e.g. furniture, railing/fence) are compatible
25 and of high quality design. Further, the establishment of outdoor dining on the site through
26 this approval, and subject to the conditions of approval attached as Exhibit A, will not be
27 detrimental to the public interest, health, safety, or general welfare or injurious to persons,
28 property or improvements in the surrounding industrial zoning district or vicinity and will not
29 create negative on-site or off-site impacts.

25 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
26 Commission of the City of Culver City, California, hereby adopts a Class 32 Categorical
27 Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the
28 Project will not result in significant adverse environmental impacts, and approves Site Plan

1 Review P2022-0062-SPR, Administrative Modification P2022-0062-AM, and Administrative
2 Use Permit P2022-0062-AUP; subject to: the site and floor plans reviewed by the Planning
3 Commission on December 14, 2022, with the setback revision recommended by staff; the
4 conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this
5 reference; and the applicable code requirements set forth in Exhibit B attached hereto and
6 incorporated herein by this reference. The site and floor plans, and Exhibits A and B are
7 collectively referred to as "Project Requirements".
8

9
10 SECTION 3. The Project Requirements are hereby imposed on the proposed
11 commercial office development at 8570 National Boulevard.
12

13
14 APPROVED and ADOPTED this 14th day of December, 2022.
15

16
17 _____
18 NANCY BARBA – CHAIRPERSON
19 PLANNING COMMISSION
20 CITY OF CULVER CITY, CALIFORNIA

21 Attested by:

22 _____
23 Ruth Martin del Campo, Administrative Clerk
24
25
26
27
28
29

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

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.	Except as otherwise required by the City, trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) by 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	Public Works/ Fire/ Current Planning	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	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.			
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.	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. The applicant shall submit a final waste management plan to EPO for review and approval.	Public Works/ EPO	Standard	
8.	The Property Owner and/or Property Management staff shall be responsible to contact Culver City's Environmental Programs and Operations Division	Public Works/ EPO	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>regarding collection service schedule prior to final inspections.</p> <p>The recycle Compactor shall be serviced 4 times per week.</p>			
9.	<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	
10.	<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"> a. End of trip facilities including employee bicycle lockers and showers. b. Integrated Mobility Hub, including a reserved on-site area for ground floor micro transit for both employees and customers. c. Public Transportation and Rideshare 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. d. Carpool matching services shall be offered to employees to encourage ridesharing. e. Electric Vehicle (EV) parking, including 10 electric vehicle (EV) charging stations, plus 10 stalls with 	Trans., Public Works, Planning	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>EV ready infrastructure and 19 stalls with EV capable infrastructure.</p> <p>f. 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>g. A Project Transportation Coordinator shall be designated and will be responsible for implementing, coordinating, and maintaining all TDM and mobility measures, including providing an information packet summarizing the transit and transportation alternatives available to Project tenants.</p> <p>h. TAP Cards – All employees who opt to take public transit instead of personal vehicles, and will not be provided on-site parking accommodations, will be offered discounted monthly transit passes for Metro and/or Culver CityBus, for a period of three years minimum. 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.</p> <p>i. Guaranteed Ride Home Program. Employees who obtain transit passes from the Project Transportation Coordinator or utilize the Carpool Matching service will automatically be registered in a Guaranteed Ride Home Program by which, upon request to the Project Transportation Coordinator, the employee will be given a voucher to travel home on transit or Uber/Lyft (or similar shared ride service) in case of illness or emergency.</p> <p>j. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission.</p>			
11.	Secure bicycle parking shall be provided to accommodate a minimum of sixteen (16) bicycles, to	Public Works/	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>meet the bicycle parking requirements for the project. The bicycle parking shall be provided as consistent with the policy recommendations of the Bicycle and Pedestrian Master Plan, and no less than the following:</p> <ul style="list-style-type: none"> A. Five (5) short-term parking spaces (two (2) for retail and three (3) for office), and B. Eleven (11) long-term parking spaces <p>The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, 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>The short-term spaces must be provided on the project site, using two (2) “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 or facility.</p> <p>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-inch; aisles width of 48-inch between bicycle parking areas; a minimum 30-inch separation between parallel bicycle racks; and, a minimum 24-inch 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 or later.</p> <p>Bicycle parking location, layout and equipment shall comply with the City’s approved Bicycle and</p>	Current Planning		

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>Pedestrian Master Plan Design Guide (except as otherwise noted).</p> <p>The plans submitted for Building Permit shall provide detailed design and location information on the bicycle parking for the project to the Culver City Public Works Department. The plans shall also 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 within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.</p> <p>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> <p>All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.</p>			
12.	The applicant shall include green street features along the National frontage of the project and integrate with any required on-site LID installations, in accordance with the City’s Stormwater Quality Master Plan.	Public Works/ EPO	Special	
13.	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	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
14.	The project shall construct new ADA compliant curb ramps at the southeast and southwest corners of the Schaefer/National intersection, and establish a crosswalk marking across Schaefer Street at National Boulevard (i.e. connecting between the two new ramps).	Public Works	Special	
15.	The existing curb and gutter and sidewalk shall be removed and reconstructed along the project's frontage and shall be ADA compliant.	Public Works	Special	
16.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Special	
17.	The project shall refresh/replace the faded stop control on Schaefer Street at National Boulevard using thermoplastic. The stop control marking needs to be reinstated at the correct position given the new crosswalk width.	Public Works	Special	
18.	The project shall reinstate the pavement marking on National Boulevard using thermoplastic.	Public Works	Special	
19.	The project shall reinstate curb markings (red zone, metered parking zone, etc.) along the project's frontages on Schafer Street and National Boulevard per existing conditions.	Public Works	Special	
20.	The project shall replace any signs, parking meters, etc. damaged by the project construction. Placement of such devices must not impact the standard sidewalks accessibility requirements.	Public Works	Special	
21.	Any work within the public right of way will require an encroachment permit accompanied by a traffic control plan consistent with provisions of the CA MUTCD for review and approval of the Mobility and Traffic Engineering (M&TE) Division of the Public Works Department.	Public Works	Special	
22.	If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be	Public Works	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	approved by the Public Works Inspector prior to installation.			
23.	Applicant shall relocate the existing street light pole at the corner of Schaefer Street/National Boulevard fronting the project.	Public Works	Special	
24.	The Project shall 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	Special	
25.	The Applicant shall 2-inch grind and overlay the half width of National Boulevard along the project's frontage. Asphalt pavement shall be rubberized. Striping shall be re-placed in thermoplastic paint. The Applicant shall show a 2-inch grind and overlay for the full width of Schaefer Street along the project's frontage. Asphalt pavement shall be rubberized. Striping shall be re-placed in thermoplastic paint	Public Works	Special	
26.	The Project shall provide 1 street tree per 25-foot length of street frontage, with a minimum of 2 along Schaefer Street according to the Urban Forest Master Plan. Submit an off-site landscape plan for off-site landscape improvements.	Public Works	Special	
27.	If tie-backs are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 8 feet below grade.	Public Works	Special	
28.	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. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the	Public Works	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>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. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.</p>			
<p>29.</p>	<p>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>Public Works</p>	<p>Special</p>	
<p>30.</p>	<p>Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the</p>	<p>Public Works</p>	<p>Special</p>	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	“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.			
31.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks". Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP.	Public Works	Special	
32.	Applicant shall obtain a pedestrian access easement for the walkable area along National Boulevard.	Public Works	Special	
33.	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	Public Works	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	determined per the Engineering Division’s Schedule of Fees and Charges.			
34.	<p>The Project shall comply with the following Fire special conditions:</p> <ol style="list-style-type: none"> 1. 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 St Water Company and Culver City Fire Department with the Planning Department screening requirements. 2. 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. 3. In Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access. Provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream. 4. 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). 5. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2019 CFC Appendix B. Final plans shall show the location of all hydrants within 300 feet of the property. 6. Provide addresses viewable from the public way. 7. Provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system. 	Fire	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>Provide audible visual devices per NFPA 72 public mode. Comply with Ch. 5 of 2019 CFC Emergency Responder Radio Coverage.</p> <p>8. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building.</p> <p>9. All fire Lane location shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location and type of fire department connections (FDC's) and similar equipment. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000 pound apparatus</p> <p>10. Trash areas within five feet of the building shall be protected by fire sprinklers.</p> <p>11. 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.)</p> <p>12. Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.</p> <p>13. Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.</p> <p>14. Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.</p> <p>15. 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.</p>			

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>16. 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.</p> <p>17. All emergency lights and exit lights shall have self-contained battery backup power.</p>			
35.	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	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
36.	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	
37.	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	
38.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage	All Depts	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>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> <ol style="list-style-type: none"> 1. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. 2. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the 			

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>3. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.</p> <p>4. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>5. The location and travel routes of off-site staging and parking locations.</p> <p>6. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. <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>			

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii Daily maintenance of construction site.</p> <p>iv Dust control by regular watering.</p> <p>v Construction worker and contractor offsite parking.</p> <p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p> <p>f. <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 – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
39.	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	
40.	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	
41.	The City’s Sewer Facility Charge shall be paid prior to the issuance of any permit.	Public Works	Special	
42.	<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	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
43.	During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
44.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
45.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
46.	<p>The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.</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	
47.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Current Planning Public Works	Standard	
48.	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	Building/ Current Planning/ Public Works	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.			
49.	<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>	Building/ Public Works	Standard	
50.	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	
51.	<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</p>	Building/ Current Planning	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>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>			
52.	During construction, pedestrian access along the project’s frontage shall be maintained at all times.	Building/ Public Works	Standard	
53.	<p>Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>	Building/ Public Works	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
54.	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 March 31, 2022, 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	
55.	The applicant shall complete a certificate of compliance or other instrument determined applicable by the City, to consolidate the two (2) existing parcels into one (1) parcel.	Current Planning/ Public Works	Special	
56.	Any future restaurant operator shall be required to submit an operations plan, including all details of the operation (e.g., hours, menu, etc.) and any proposed furniture or other related amenity (rail, heaters, etc.) obtain a Zoning Clearance in order to make use of the AUP granted to the project for outdoor dining and shall be required to modify the AUP for any subsequent change in tenancy or operator.	Current Planning	Special	
57.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City’s computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and</p>	All	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	source and all offsite improvements., and that are certified by the project architect and engineer.			
58.	The applicant shall scan the approved grading plans, all off-site plans, LID Report, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	
59.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
60.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. 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.	All	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
61.	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 December 14, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
62.	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	
63.	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	
64.	<p>Outdoor dining shall conform to all standards of the CCMC, including Section 17.400.070 – Outdoor Dining, including the following:</p> <ul style="list-style-type: none"> • Outdoor dining areas shall be kept in a clean condition, and free of litter and food items constituting a nuisance to public health, safety and welfare. • Illumination for outdoor dining areas shall be installed to prevent glare onto, or direct illumination of, any residential property or use, in 	Current Planning	Special	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>compliance with § 17.300.040 (Outdoor Lighting).</p> <ul style="list-style-type: none"> The outdoor dining area shall be located directly adjacent to the food service establishment it serves. 			
65.	Outdoor dining shall conform to all standards and regulations pertaining to Outdoor Dining Areas, as set forth in § 9.11.100 et seq. of Chapter 9.11: Smoking Regulations of this Code.	Current Planning	Special	
66.	<p>At the discretion of the Director, the following additional standards may apply to outdoor dining areas. The applicability of these standards shall be specified in the permit approving the outdoor dining area.</p> <ul style="list-style-type: none"> Amplified sound and music may be prohibited within the outdoor dining area. Separation by a physical barrier to define the limits of the outdoor dining space may be required, with the design to be approved by the Director. 	Current Planning	Special	
67.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
68.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
69.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
70.	The project shall provide streetscape improvements along the project's street frontage including street trees and landscape in accordance with the Urban Forest Master Plan and the City's Parkway Guidelines, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	

EXHIBIT A – Conditions of Approval
RESOLUTION NO. 2022-P024
Case No P2022-0062
8570 National Blvd

GLOSSERY OF ABBREVIATIONS

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

EXHIBIT B – Standard Code Requirements
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

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
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
9.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans (“APWA Standards”).	Public Works		
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
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		

EXHIBIT B – Standard Code Requirements
 RESOLUTION NO. 2022-P024
 Case No P2022-0062
 8570 National Blvd

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
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 pad grade is per plan and grading has been completed to his/her satisfaction and is in compliance with the California Building Code.	Public Works		
15.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
16.	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		

GLOSSERY 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>