

1 RESOLUTION NO. 2017-P005

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, P2016-0050-SPR, FOR
4 A NEW 4-STORY, 93,479 SQ. FT., COMMERCIAL (OFFICE, RETAIL,
5 RESTAURANT) BUILDING, INCLUDING A 3-LEVEL SUBTERRANEAN
6 AUTOMATED PARKING STRUCTURE AT 8888 WASHINGTON BOULEVARD
7 IN THE COMMERCIAL GENERAL (CG) ZONE.

8 (Site Plan Review, P2016-0050-SPR)

9 WHEREAS, on March 25, 2016, Platform Hayden Tract III, LLC (the "Applicant") filed
10 an application for a Site Plan Review (SPR) to allow the development of a new four-story,
11 70,208 square foot commercial (office, retail, restaurant) building and a 23,271 square foot
12 three-level subterranean automated parking structure containing a total of 207 parking spaces,
13 as well as five (5) ground level short term parking spaces (the "Project"). The Project Site is
14 more specifically described by Los Angeles County Assessor's Numbers 4206-015-002, 4206-
15 015-033 and 4206-015-023, in the City of Culver City, County of Los Angeles, State of
16 California; and,

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18 WHEREAS, in order to implement the proposed Project, approval of the following
19 applications are required:

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21 Site Plan Review, for the construction of the proposed commercial (office, retail, and
22 restaurant) building, with subterranean automated parking structure, and associated
23 improvements, to ensure the Project complies with all required standards and City ordinances,
24 and to establish all onsite and offsite conditions of approval necessary to address the site
25 features and ensure compatibility of the proposed Project with the development on adjoining
26 properties and in the surrounding neighborhood; and
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1 WHEREAS, on March 22, 2017, after conducting a duly noticed public hearing on the
2 subject application, including full consideration of the applications, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission, (i) by a vote
4 of ___ to ___, adopted a Mitigated Negative Declaration, in accordance with the California
5 Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in significant
6 adverse environmental impacts; and (ii) by a vote of ___ to ___, conditionally approved Site Plan
7 Review, P2016-0139- SPR.
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9
10 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
11 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

12 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
13 Municipal Code (CCMC), the following findings are hereby made:
14

15 **Site Plan Review**

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

18 **A. The general layout of the project, including orientation and location of buildings,**
19 **open space, vehicular and pedestrian access and circulation, parking and loading**
20 **facilities, building setbacks and heights, and other improvements on the site, is**
21 **consistent with the purpose and intent of the Zoning Code, the requirements of the**
22 **zoning district in which the site is located, and with all applicable development**
23 **standards and design guidelines.**

24 The general layout of the Project is congruent with the Commercial General (CG) zoning
25 district and Commercial Zero Setback Overlay, and consists of one (1) multi-story structure
26 spanning the entire width of the site, activating the street frontage, with segments of the
27 building located at a zero setback along the street. A wide (9'-11" to 14'-11"), setback at
28 the ground floor provides ample open space between the building and the public sidewalk.
29 The proposed building is located in conformance with the minimum required setbacks and
designed at a height of fifty-six (56) feet, in compliance with the maximum allowance of the
Zoning Code; thus, there are no potential visual and compatibility impacts from the street
facing elevations. The building entries/exits and general architectural design is oriented to
communicate with Washington Boulevard. The site design provides vehicular access by
means of a new two-way driveway along Washington Boulevard, which is designed to meet

American's with Disabilities Act (ADA) standards and provide efficient vehicular ingress and egress, per the Engineering Division's requirements. Pedestrian access is provided from the street level open space setback along Washington Boulevard directly into each of the ground floor tenant spaces, and to a hallway and lobby from where elevators to the upper floors can be accessed; this hallway also provides access to the rear of the building where the entrance to the automated parking structure garage bays is located. Secondary access to the upper floors is provided through a set of stairs located on either end (east/west) of the building.

Site improvements, such as open space, landscape, and site lighting are also provided, and are designed to enhance the quality and compatibility of the Project with the surrounding development and uses. Landscape will be provided along the rear property line for visual relief and screening, while a rooftop deck and "green" roof will provide open space for office tenants/employees. On-site exterior illumination will include LED lighting strips integrated into the building walls, and at additional locations for security and safety. All lighting will be placed and designed in accordance with Zoning Code requirements to prevent light spill, glare or other potential lighting nuisance(s) onto adjacent properties.

The off-street parking will be provided within a subterranean automated parking structure, accessible from the rear of the building, allowing for a long driveway to provide ample queuing space, and will be oriented towards the rear of the site. The automated structure will have a capacity for a total of 207 vehicles, while four (4) standard stalls and one (1) ADA stall will be provided on the ground level; thus, meeting the 211 code required parking for the proposed commercial development. Required bicycle parking and loading are also provided; bicycle parking will be located within a dedicated room and will be easily and directly accessible from the public sidewalk. Proposed drive aisles and maneuvering areas have been designed to meet or exceed the minimum Zoning Code standards. The Project will have sufficient parking and adequate vehicular and pedestrian access and the proposed configuration of the onsite driveways, vehicle maneuvering areas, and pedestrian access are designed in accordance with all applicable Zoning Code standards. There are no other applicable design guidelines.

B. The architectural design of the structure(s) 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 Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The project site is currently developed with a single story vehicle repair shop and associated surface parking lot and outdoor storage area. The site is located near the Metro Exposition Light Rail Station, along a segment of the Washington Boulevard commercial corridor, which is lined with a diverse array of uses, building types, and architectural styles; uses include mixed use development, office, retail, restaurant, light industrial, within single- and multi-story buildings, of traditional brick facades, flat and beaux truss roofs, as well as contemporary remodels, and new modern buildings such as the new transit-oriented developments found east of the project site along Washington Boulevard. The architectural

design of the proposed commercial development is characterized by a modern architectural style, through the use straight diagonal lines with slight curves at various corners, creating various geometric shapes and angled features, and also through the simplified use of materials and colors. The four-story, flat roofed, structure will be dressed with custom molded glass fiber reinforced panels on all elevations. Large glass storefronts will be incorporated at the front façade, and a curtain wall system of glass windows and doors will be a prominent feature on the upper floors of the north and south façades, allowing natural light into the building interior. The east and west elevations are characterized by a more simplified architectural treatment with no openings, adding a series of integrated white LED accent lighting strips to the white custom molded glass fiber reinforced panels. The building incorporates balconies with glass guardrails, as well as a rooftop deck with cable guardrail and additional roof-mounted structures with metal and stucco finishes. The building reaches a maximum of 56'-0", in compliance with the allowed maximum height of 56 feet for the CG zone and consistent with the multi-story nature of other buildings along Washington Boulevard. The height of 56 feet occurs at the highest point of the roof, with other portions of the building being lower due to the sloping asymmetrical façade design, creating a unique and interesting visual at the street facing façade. The building mass is articulated and broken up by the use of variation in the setbacks of portions of the different floors. The building is designed with wide front yard setbacks at the ground level, (9'-11" to 14'-11"), to allow for pedestrian amenities such as tables for outdoor seating, landscape planters, and hardscape areas. The building is also articulated by changes in the building angles which create different planes in the building, with the building narrowing as it extends from east to west. The color palette will consist of light, neutral tones, primarily white with shades of grey, consist with the buildings to the north and west which utilize one (1) or two (2) neutral or earth-tone colors for the entire building, while creating some contrast with the buildings to the east which incorporate multiple colors and materials. The design concept relates to a brain, creating a membrane with cellular abstract shapes from glass fiber reinforced panels that frame glass panels, while integrated LED lighting strips weave throughout the façade, mimicking neurotransmitters and synapses in the brain. Structures in the surrounding neighborhood vary in height, mass, and architectural style. The building is designed to minimize mass and visual scale and to maintain compatibility with surrounding development. Overall, the design of the proposed project is compatible with the mix of development style of the surrounding area and is compatible with the zoning standards of the CG Zone. There are no other applicable design guidelines.

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

Open space areas are provided on the site, such as along the front façade of the building. A ground floor building setback ranging from approximately 9'-11 to 14'-11" allows for the creation of a wide pedestrian setback that will allow for various outdoor amenities including landscape planters. In addition, the public right-of-way along the project frontage will be

improved with various streetscape improvements, including new street trees with tree grates. These trees will be of a species and size pursuant to the City's Transit Oriented Development (TOD) Streetscape Plan and by the Public Works Department, in accordance with the City's Street Tree Master Plan, and will serve to provide further visual relief along the project's street-facing façade. On-site landscape will be provided along the rear property line, and will consist of ground cover and vines for visual relief and screening of the backside of buildings abutting the project site. In addition, the building will incorporate a "green" roof and rooftop deck for use as open space by the office tenants/employees. The rooftop wooden deck area with pedestrian pavers will comprise approximately 3,000 square feet with landscape planters, while the green roof will cover 387 square feet of area with a mix of low-lying plantings, such as sedum reflexum and senecio serpen. The project landscaping is consistent with the requirements, purpose and intent of the Zoning Code, and will incorporate plantings designed to create visual relief and complement the proposed structures; there are no additional applicable design guidelines.

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

The proposed development complies with the minimum required setbacks, landscaping, off-street parking, and all other applicable Zoning Code requirements, including the development standards of the CG Zone and -CZ Overlay, so as to not impact the use and enjoyment of neighboring properties, including the adjacent multiple family residential building at the southwesterly corner of the site. The Project design and layout is such that there will be one (1) four-story structure, with a pedestrian oriented hardscaped open space along the ground level building frontage, from which pedestrian access to the building is provided. A two-way driveway wraps along the westerly and southerly portions of the building, providing vehicular access to the site and off-street parking. The upper floors of the building cantilever over the pedestrian open space and vehicular circulation areas. The site provides adequate onsite circulation and parking in compliance with all Zoning Code requirements and will not produce any vehicular or pedestrian hazards. The two-way driveway is adequately separated from the ground floor open space and pedestrian areas. A ground floor lobby provides pedestrian and disabled access to elevators and to the off-street parking at the rear of the site.

The automated parking structure provides four (4) entry bays facing the rear of the site, which allows for the provision of ample queuing space, such that with the automated system capacity there will be no conflicts with the abutting public street. Vehicle aisles and backup areas will be in conformance with the minimum requirements of the Zoning Code, and sufficient turnaround space is provided to allow vehicles to maneuver and return to the exit. No off-site circulation hazards are presented by the proposed Project since access to the site is provided along Washington Boulevard, consistent with surrounding commercial and light industrial development, and the new driveway will be designed to comply with ADA standards, as required by the Engineering Division. Additional upgrades as identified by the plans and conditions of approval will be implemented to implement the City's

streetscape plan and ensure the off-site improvements will be in the best interest of the public health, safety, and general welfare.

The use and enjoyment of neighboring development is not negatively impacted or interfered with, as the building is adequately set back from the various property lines and is designed to improve the visual aesthetics of the site. In addition, the enhancement of the rear property line with additional landscape will improve the visual buffer between the subject site and abutting properties to the rear, including the existing multi-family building to the southwest. The building is designed to create articulated and attractive façades, thereby improving the overall corridor. The conditions of approval, including all proposed mitigation measures, and compliance with all CCMC requirements will ensure that 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. The redevelopment of an underutilized commercial property along a primary artery within the City will reinforce and complement, rather than conflict with, the existing commercial and light industrial uses and the evolving transit oriented district in which it is located. Further, the Project serves to revitalize the site and corridor, and create conditions that will be in the best interest of the public health, and general welfare.

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

The site is located in an existing urbanized neighborhood, and is currently developed with a vehicle repair facility, including an outdoor storage area and surface parking lot. Therefore, public facilities to serve the site are currently available, including sidewalks, street lights, etc. A five (5) foot wide dedication is required along the full width of the project frontage; therefore, the Project will require modifications and upgrades to existing public amenities, such as new sidewalk, curb, and gutter, including various streetscape improvements and bicycle lane, as well as restriping and repaving of Washington Boulevard along the Project frontage. All required upgrades to the existing facilities will be provided as conditioned. For example, the Engineering Division has conditioned that Washington Boulevard shall be repaved from the southerly curb line to 12-inches beyond the centerline of the street, beginning at the westerly property line and extending easterly to join with the newly paved section. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm drains, sidewalks, street trees, fire protection devices, and public utilities are provided for adequately, as proposed and/or conditioned, as confirmed by the City agencies that reviewed the Project during the interdepartmental review process.

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

The proposed 4-story commercial building and 3-level subterranean automated parking structure development Project, and associated site improvements will result in the

1 redevelopment of a site with an older building and partially vacant site currently used for
2 auto repair, which is consistent with the General Plan Land Use Element's overall goal of
3 revitalizing the City's non-residential corridors and policies of encouraging desirable and
4 attractive new developments. The development Project will also be consistent with site's
5 General Plan Land Use designation of General Corridor, which is intended to allow a range
6 of small to medium-scale commercial uses, with an emphasis on community serving retail.
7 The Land Use Element further indicates commercial designations are established to
8 support desirable existing and future commercial uses, and also to address urban design
9 and revitalization. The proposed development achieves this by creating a well-designed
10 development that augments the emerging transit oriented development district and
11 expanding creative office industry in the surrounding area. In addition, the overall
12 development will further Objective 5 of the Land Use Element, which proposes to encourage
13 new business opportunities that expand the City's economic base and serve the needs of
14 the City's residential and business community. In addition, the project will implement
15 Objective 6, which calls for the revitalization of the physical character and economic well-
16 being of the City's commercial corridors, including the implementation of streetscape
17 improvements. Based on review of the preliminary development plans, the proposed
18 Project is not anticipated to result in any significant impacts on surrounding uses or to be
19 inconsistent with the goals of the General Plan, and there is no applicable Specific Plan for
20 this area.

21 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
22 Commission of the City of Culver City, California, hereby (1) adopts a Mitigated Negative
23 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the
24 Project, as mitigated, will not result in significant adverse environmental impacts; and (2)
25 approves Site Plan Review, P2016-0050-SPR, subject to the conditions of approval set forth
26 in Exhibit A attached hereto and incorporated herein by this reference.

27 APPROVED and ADOPTED this 22nd day of March, 2017.

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DAVID VONCANNON – CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Yun, Senior Planner

EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a new four-story commercial development with a three-level subterranean automated parking structure (the "Project"), for the property located at 8888 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	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 these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these 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 Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	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.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

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GENERAL				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	The automated parking structure and parking operations shall be developed and operated in compliance with CCMC Section 17.320.025.D.3 – Automated Parking.	Planning	Special	
10.	The project shall be constructed to provide at least thirteen (13) parking spaces with Electrical Vehicle (EV) charging, eleven (11) within the subterranean parking structure and two (2) at the ground level parking, and shall be constructed with the infrastructure necessary to allow for future installation of additional EV charging stations should tenants/project users in the future request or need additional EV charging stations at the surface or subterranean parking stalls.	Planning	Special	
11.	The four (4) bays of the automated parking structure shall be provided with doors and associated door mechanisms to minimize potential sound generated from the roll-up door operations and to seal in any internal noise from the vehicle storage and retrieval activities.	Planning	Special	
12.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
13.	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall be screened from public view in accordance with CCMC Section 17.300.035(C).	Planning	Special	

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GENERAL				
	The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size.			
14.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
15.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways), and any work requiring review, approval, and permitting from the Engineering Division, shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard/ Special	
16.	This project is subject to the City's Transit Oriented Development (TOD) Area Streetscape Plan. A separate streetscape plan for the public right-of-way shall be submitted to the Engineering Division, Community Development Department, and the City's Landscape Architect for review, approval, and permitting. This plan shall include street trees, tree wells, tree grates, trash/recycling receptacles, planters, bicycle racks, landscape irrigation, and other improvements consistent with the TOD streetscape plan. The streetscape improvements shall be installed along the Project frontage of Washington Boulevard. The landscaping and street trees shall be irrigated from an onsite meter source. The irrigation for the landscaping in the public right-of-way shall be separated from the onsite irrigation. All required valves and controllers shall be located onsite and be located in an area that is easily accessible to City staff. The irrigation system shall have a Calsense controller and rain sensor with stainless steel enclosures. The developer shall maintain all landscaping in the public right-of-way in perpetuity. The new street trees installed by the developer shall be guaranteed for a one year period starting after the City	Public Works	Special	

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GENERAL				
	accepts all work completed in the public right-of-way.			
17.	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	Standard	
18.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
19.	Washington Boulevard shall be widened by five feet. The widening shall begin up to 45 feet west of the project's westerly boundary and extend easterly across the frontage of the adjoining property to the east. There shall be a forty foot transition from the five foot widening to the existing ten foot widening and bus pad that begins at the easterly side of the adjacent property. The new pavement section shall be a minimum of 6-inches of asphalt pavement on 10-inches of crushed aggregate base.	Public Works	Special	
20.	The new sidewalk along the project's frontage with Washington Boulevard shall be ten (10) feet in width. A five (5) foot wide street easement shall be dedicated to the City to encompass the five foot widening. This easement shall be executed by the property owner prior to the approval of the off-site improvement plans.	Public Works	Special	
21.	Washington Boulevard shall be repaved from the southerly curb line to 12-inches beyond the centerline of the street. The repaving shall begin at the westerly property line and extend easterly and join with the newly paved section that was installed in conjunction with the 8810	Public Works	Special	

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GENERAL				
	Washington Boulevard project. The repaving shall consist of a two-inch grind and inlay of Rubberized Asphalt Concrete (RAC). The RAC shall also extend over the required five foot widening.			
22.	A bike lane shall be installed on both sides of Washington Boulevard contingent on the alignment of the "Expo to Downtown Bicycle Connector" facility along Washington Boulevard adjacent to the site. The bike lanes shall be 6.5 feet in width. The outer edge of the bike lanes shall be painted with two stripes. The outer stripe shall be 6-inches wide and the inner stripe shall be 4-inches wide with an eight-inch separation between stripes. Both bike lanes shall begin at the project's westerly boundary and extend to Landmark Street.	Public Works	Special	
23.	A left turn pocket shall be installed to allow west bound traffic to turn into the project site.	Public Works	Special	
24.	All striping shall be painted with thermoplastic paint.	Public Works	Special	
25.	The two existing street lights along the project's Washington Boulevard frontage and the one existing street light on the frontage of the easterly adjacent property shall be upgraded to low voltage LED lighting. This work may include, but not be limited to, new conduits, wiring, pull boxes, lenses, pole standards and a meter service enclosure. The remaining street lights on the high voltage circuit shall remain in service at all times.	Public Works	Special	
26.	Any drive approach, or portion thereof, not being utilized for the project shall be removed and reconstructed with full height curb and gutter and sidewalk.	Public Works	Special	

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GENERAL				
27.	All sidewalk that is being impacted by the widening of Washington Boulevard or other project construction shall be completely removed and reconstructed.	Public Works	Special	
28.	All concrete used in the public right-of-way shall have a minimum strength of 3250 psi.	Public Works	Special	
29.	Secure bicycle parking shall be provided to accommodate a minimum of seventeen (17) bicycles, to meet the bicycle parking requirements for the project, which shall include ten (10) long-term parking spaces and seven (7) short-term parking spaces. 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. The short-term spaces shall be provided using four (4) City approved "Inverted - U" Bicycle Racks and shall be provided within 50-ft walking distance of the main pedestrian entrance of the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to 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 areas. Bicycle parking shall be installed only on all-weather surfaces.	Public Works	Special	
30.	Trash enclosure(s)/trash room(s) shall be provided and shall each meet the standard minimum inside dimensions of 10 feet (depth) x 12 feet (width) and shall be increased to an additional 40 square feet, with minimum inside depth of ten (10) feet for each additional bin	Public Works/ Fire/ Planning	Standard/ Special	

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GENERAL				
	required; the final size and number of bins shall be based on the projects' approved Trash/Recycling Management Plan. The trash enclosure/room shall have a gated opening that is at least ten (10) feet wide with separate pedestrian access door for tenant use, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall, and with an eight (8) inch concrete loading pad in front of the proposed trash enclosure/trash room. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one (1) percent gradient out of the enclosure; 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.			
31.	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.	Public Works	Standard	
32.	The Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works	Special	
33.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance on the Building Permit	Trans.	Standard/ Special	

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GENERAL				
	Plans to be submitted for review and approval by Transportation Department.			
34.	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 issuance of a building permit.	Building/ Fire	Standard	
35.	All utilities shall be placed underground or enclosed within the building construction; no overhead utilities shall be permitted.	Building/ Planning	Standard	
36.	The Project shall comply with all applicable requirements of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et. seq. and is required to comply with CalGreen mandatory commercial measures, for which a checklist shall be provided on the building permit plans.	Building	Standard/ Special	
37.	The Project shall comply with the all applicable requirements relating to solar photovoltaic as set forth in CCMC Section 15.02.100, et. seq. and is required by the Culver City Mandatory Solar Photovoltaic requirement to install 1 kw of solar photovoltaic power per 10,000 square feet of new or major renovated building areas not including parking areas.	Building	Standard/ Special	
38.	All parking/vehicle moving spaces shall be a minimum two (2) hour rated to all other spaces.	Building	Special	
39.	All shafts shall be a minimum one (1) hour rated from the foundation to the underside of the roof deck or to the top of parapet walls as part of any shaft construction. All shafts shall be enclosed at all levels to other areas of the building.	Building	Special	

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40.	All exit stairways and/ or horizontal exit ways shall be continuous one (1) hour rated to the sidewalk or public street. Any required means of egress shall be continuously a minimum one (1) hour rated until reaching the sidewalk or street, and shall be a minimum one (1) hour separated from any other space, including open areas and driveways. The west stair exit at the ground floor shall be one (1) hour continuous until the exit at the property line. The east stair shall be a minimum one (1) hour continuous until the exit at the property line. Provide an emergency exit into stair #2 from the rear driveway.	Building	Special	
41.	Any commercial kitchen exhaust hood ducting shall have no horizontal sections. All hood ducting shall be vertical or 45 degrees to vertical and shall be a minimum two (2) hour rated. If any future commercial kitchen exhaust ducting is anticipated, provide two (2) hour rated shafts to the roof in the core building. The mechanical shaft at the west end of levels 2, 3, and 4 does must accommodate a commercial kitchen exhaust duct as may be required.	Building	Special	
42.	All treads, risers, handrails, etc. inside any common area stairway shall be 100% non-combustible construction. All construction within a common stairway shall be 100% non-combustible construction.	Building	Special	
43.	All trash rooms or service rooms shall be minimum 1 hour rated to all other areas.	Building	Special	
44.	All exterior walls on property lines (other than fronting on streets) shall be a minimum one (1) hour rated from the foundation to the top of a parapet wall extending a minimum of thirty (30) inches above any adjacent roof or walking surface. All such property line fire walls shall be	Building	Special	

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	100% noncombustible construction. No wood stud framing in such walls shall be permitted. All exterior wall finishes shall be noncombustible.			
45.	The parking areas shall provide: a. Multiple, separated emergency means of egress for service personnel; b. Fully fire sprinklered; c. Emergency lighting; d. All electrical and parking equipment listed by an approved agency, or additional outside consultant review will be required.	Building	Special	
46.	All doors as part of the path of egress of common areas shall swing in the direction of egress.	Building	Special	
47.	All new exterior glazing shall be a minimum spectrally selective, low e, dual glazing. Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
48.	Provide proposed life safety plans to include the construction type proposed for each area, the occupancy classification proposed for each area, the required exit shafts/ paths and proposed exit shafts/ paths fire ratings, all proposed exit doors, all proposed occupant loads for all areas, all emergency egress lighting and all proposed exit signage locations.	Building	Special	
49.	The project shall be designed to meet the minimum requirements of the 2013/2016 Fire Code (depending on submittal date for the building permit) all referenced standards and regulations, including the current Culver City Municipal Code Section 9.02.	Fire	Special	
50.	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	Fire	Special	

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	designed, stamped and approved by a Fire Protection Engineer (FPE); a class I stand pipe system shall be provide per review by the Culver City Fire Department. Sectional valves are required at each level with valves per review with CCFD, a DDCA and other exterior fire sprinkler system equipment shall be installed per water company and Culver City Fire Department with the Planning Department screening requirements. Show a means of draining sprinkler water from the basement in compliance with storm water resource requirements.			
51.	Provide an NFPA 72 automatic detection system in common areas,1 manual pull station, waterflow tamper and a complete automatic fire alarm system shall be provided, to include an audible visual system fire warning shall be provided per NFPA 72 Public Mode requirements. A fire control room(s) shall be provided per review and approval of the CCFD. All interior corridors shall be protected with system photo electric detection devices as approved by CCFD. Duct smoke detectors shall be part of the fire alarm system. Sub level parking area for vehicles shall be protected with fixed temperature rate of rise heat detectors.	Fire	Special	
52.	The project shall provide and comply with the following requirements. a. Provide an offsite reporting system per NFPA 72 requirements; b. All parapets over five (5) feet shall have noncombustible catwalks and ladders as approved by CCFD; c. All fascia and wall tops shall be constructed of solid materials, fire department and building department review and approval required for all other proposed materials; d. Provide a Knox Key access system as approved by CCFD;	Fire	Special	

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	e. All floor levels below grade shall have a mechanical standalone smoke control system installed in compliance with the requirements of Chapter 9 of the CA Building Code. Backup power shall be provided. Installation and material reviews by the Culver City Building Department. The engineering design of system with computer modeling shall be reviewed and approved by the Culver City Fire Department. This system will involve connection to the Fire Control panel for activation, control and fan status. An analysis shall be taken of the worst case vehicle fire (i.e. CNG vehicle); f. A smooth surface shall be provided to each main entry for FD emergency use. Elevators shall be gurney accessible per CA Building and Fire Code Requirements; g. All exterior doors on this project shall keysets and handles; h. All trash rooms within five feet of any building shall be provided with fire sprinklers. Trash compactors shall have 2-1/2" swivels 2 minimum per compactor; i. Show detail on parking plan to include, Fire Department access ways with ladder capability, catwalks, and control valves; j. Provide noncombustible catwalks, stairs, exits paths and locations for hose valves as approved per the Fire Code Official. Exit ways shall be provided in parking structure as approved by the Culver City Fire Department; k. Each structure/property shall have individual systems; l. Provide 2 1/2" hose valves with 1 1/2" reducing caps as needed per Fire Code Official; m. Addresses shall be viewable and legible from the public way, as approved by the			

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	CCFD; n. Each lobby shall have a floor plan and unit numbering system for emergency use; o. A number system shall be provided for all stairs, landings, rooms and spaces in all buildings. Electrical rooms, mechanical rooms and all other specific uses room shall have room use on main floor plan and adjacent to each room. Stairs shall indicate: ROOF ACCESS" or "NO ROOF ACCESS"; p. Submit plans for roof top solar system in compliance with CFC chapter 6 Section 605.11; q. A drive access plan shall be provided and approved by CCFD prior to final inspection. Builder shall provide all signage as required by Culver City Police Department (CCPD) and Culver City Public Works/Engineering Department for no parking; and r. A pre fire plan shall be provided as a PDF and submitted to be approved prior to final inspection by the Fire Department.			
53.	All Conditions of approval and Fire department notes shall be combined and blue lined on plans.	Fire	Special	
54.	All approvals will be subject to field inspection and verification.	Fire	Special	
55.	The below grade automated parking structure shall be designed in accordance with the Culver City Fire Department "Mechanical Parking Design Requirements" Guideline.	Fire	Special	
56.	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".	Planning	Standard	

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57.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to 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 Planning Division.	Planning/ City Attorney	Standard	
58.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
59.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
60.	A minimum of four (4) sets of lighting plans shall be submitted identifying the location of all light fixtures and foot candle levels throughout the site, including the roof level, as well as photometric illustrations, lighting fixture details,	Planning	Special	

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	and any additional information deemed necessary to show there is no spill-over from proposed lighting fixtures, for review and approval by the Planning Manager and applicable City staff. All exterior lighting shall be energy efficient, architecturally integrated and compatible with the building design, and installed such that lighting is directed onto the subject site and does not impact abutting uses. Proposed lighting at the parking structure shall be low-profile and any proposed light poles shall be maintained at a low height. Timers shall be used to turn of lights during hours when lighting is not needed.			
61.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
62.	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	Special	
63.	This project is subject to the City's Sewer Facility Charge (SFC). This charge shall be paid prior to the issuance of building permits or any construction permits issued by the Engineering Division.	Public Works	Special	
64.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard/ Special	

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	The plan shall be included in the overall building permit application drawings/plans.			
65.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion, shall be included with the building permit plans, and shall require approval from the Public Works Director.	Building/ Public Works	Standard	
66.	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	Standard	
67.	A surveyor shall be hired to place survey marks on adjacent properties and monitor any movement. A detailed photo survey shall be made of the surrounding properties and a copy forwarded to the Building Safety Division prior to building permit issuance.	Building	Special	
68.	Site-specific structural and seismic design parameters and recommendations for foundations, retaining walls/shoring, and excavation shall be implemented per the project's Final Geotechnical Engineering Investigation, subject to review and approval by the Culver City Building Safety Division.	Building	Mitigation Measure GEO-1	
69.	Prior to the issuance of any permit for the demolition or alteration of the existing on-site building, a comprehensive ACMS survey of the	Building/ Fire/ Planning	Mitigation Measure HAZ-1	

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	buildings shall be performed. If no ACMs are found, the project applicant shall provide a letter to the Culver City Building Safety Division from a qualified asbestos abatement consultant indicating that no ACMs are present in the on-site buildings. If ACMs are found to be present, they shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.			
70.	Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a comprehensive LBP materials survey shall be performed to the written satisfaction of the Culver City Building Safety Division. Should LBP materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.	Building/ Fire/ Planning	Mitigation Measure HAZ-2	
71.	Prior to issuance of any permit for the demolition or alteration of the existing structure(s) and upon receipt of No Further Action letter or letter of concurrence by DTSC for site characterization, a Soil Contingency and Management Plan shall be reviewed and approved by the Culver City Building Safety Division and Engineering Division, as applicable. The plan would include measures to remove and/or treat/remediate previously unidentified impacted soils to a level determined acceptable per applicable regulatory standards, under supervision of a certified environmental consultant licensed to oversee such remediation. The plan would also include Personal Protective Equipment (PPE) requirements for contractors.	Building/ Fire/ Planning	Mitigation Measure HAZ-3	
72.	Prior to issuance of a grading permit or demolition permit (whichever occurs first), the City Engineer shall confirm that the project plans and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified	Public Works/ Building/ Planning	Mitigation Measure AQ-1	

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	in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors: • All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust; • Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance. • Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied; • All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour; • Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area; • On-site vehicle speed shall be limited to 15 miles per hour; • Visible dust beyond the project limits which emanates from the project shall be prevented to the maximum extent feasible; • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and • Reroute construction trucks away from			

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	congested streets or sensitive receptor areas to the extent feasible.			
73.	Construction Management Plan/Traffic Control Plan - A Final Construction Management Plan and Traffic Control Plan shall be developed by the project contractor in consultation with the project's traffic and/or civil engineer and reviewed and approved by Culver City's Building Official, Engineer and/or Planning Manager, as applicable, prior to issuance of any project demolition, grading or excavation permit. The Final Plans shall also be reviewed and approved by Culver City's Fire and Police Departments. The Culver City Building Official, Engineer and/or Planning Manager, as applicable reserve the right to reject any engineer at any time and to require that the Plan(s) be prepared by a different engineer. Prior to commencement of construction, the contractor shall advise the Public Works Inspector and Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors. Also, biweekly construction management meetings with City Staff and other surrounding developments that will potentially be under construction at around the same time as the project shall be required, as determined appropriate by City Staff, to ensure concurrent construction projects are managed in collaboration with one another. The final Construction Management and Traffic Control plans shall assess project construction impacts and provide effective strategies to limit the use of the public right of way (streets and sidewalks) during peak traffic periods, and shall be subject to adjustment by City staff as deemed necessary and appropriate to preserve the general public safety and welfare. The Plans together shall identify, at a minimum, the following to the satisfaction of the City:	Public Works/ Planning/ Fire/ Police	Mitigation Measure PS-1	

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	• The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. • 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 site, and maps showing access to and within the site and to adjacent properties. • Procedures for the training and certification of the flag persons. • The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. • The location and travel routes of off-site staging and parking locations. • The location of temporary power, portable toilet and trash and materials storage locations. • The timing and duration of all street and/or lane closures and shall be made available to the City in digital format for posting on the City's website and distribution via email alerts on the City's "Gov Delivery" system. The Plans shall be updated weekly during the duration of project construction, as determined necessary by the City. • Prior to approval of the Plan(s), the Applicant shall conduct one (1) Community Meeting pursuant to the notification requirements of the City's Community Meeting guidelines, to discuss and provide the following information			

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	to the surrounding community: • Construction schedule and hours. • Framework for construction phases. • Identify traffic diversion plan by phase and activity. (The Traffic Control Plan will be submitted for review and approval by the City for each phase). • Potential location of construction parking and office trailers. • Truck hauling routes and material deliveries (i.e. identify the potential routes and restrictions. Discuss the types and number of trucks anticipated and for what construction activity). • Emergency access plan. • Demolition plan. • Staging plan for the concrete pours, material loading and removal. • Crane location(s). • Accessible Applicant and contractor contacts during construction activity and during off hours (relevant email address and phone numbers).			
74.	Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Special	
75.	Two (2) sets of 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	Public Works	Special	

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	the public right-of-way. Separate plans for street improvements, street light improvements, and sewer improvements shall be prepared. The off-site improvement plans shall be prepared at a scale no larger than 1"=20'. Landscape plans for the public parkway area and storm drain plans for the relocation of existing catch basins shall be included in the street improvement plans.			
76.	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 inches of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The On 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 building permit. The SUSMP shall cover the new building and parking lot.	Public Works	Special	
77.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be	Public Works	Special	

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	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.			
78.	Concurrent with submitting any application for building permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to the Culver City Public Works Department. The development plans submitted for the 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.	Public Works	Special	
79.	Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a	Public Works	Special	

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	determination from the Public Works Department staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.			
80.	Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.	Public Works	Special	
81.	All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, as approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy. All required bicycle parking shall be provide free to any building tenant, tenant employees and/or visitors.	Public Works	Special	
82.	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. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
83.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager	Building/ Planning	Standard	

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	and the Building Official. Said plan 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.			
84.	The Applicant shall be responsible for the implementation of mitigation to reduce impacts to migratory and/or nesting bird species to below a level of significance through one of two ways. Vegetation removal activities shall be scheduled outside the nesting season which runs from February 15 to August 31 to avoid potential impacts to nesting birds. This would insure that no active nests are disturbed. If avoidance of the avian breeding season (February 15 through August 31) is not feasible, then a qualified biologist shall conduct a preconstruction nesting bird survey within 15 days and again within 72 hours prior to any ground disturbing activities (staging, grading, vegetation removal or clearing, grubbing, etc.). The survey shall be conducted to ensure that impacts to birds, including raptors, protected by the MBTA and/or the California Fish and Game Code are avoided. Survey areas shall include suitable nesting habitat within 200 feet of construction site boundaries. This two-tiered survey method is intended to provide the project applicant with time to understand the potential issue and evaluate solutions if nests are present, prior to mobilizing resources. If active nests are not identified, no further action is necessary. If active nests are identified during pre-construction surveys, an avoidance buffer shall be demarcated for avoidance using flagging, staking, fencing, or another appropriate barrier to delineate construction avoidance until the nest is determined to no longer be active by a qualified	Planning	Mitigation Measure BIO-1	

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	biologist (i.e., young have fledged or no longer alive within the nest). An active nest is defined as a structure or site under construction or preparation, constructed or prepared, or being used by a bird for the purpose of incubating eggs or rearing young. Perching sites and screening vegetation are not part of the nest. Given the high disturbance level, general avoidance buffers include a minimum 100-foot avoidance (for smaller birds more tolerant of human disturbance) to a 250-foot avoidance buffer for passerine and a 500-foot avoidance buffer from active raptor nests, or reduced buffer distances determined at the discretion of a qualified biologist familiar with local nesting birds and breeding bird behavior within the project area. Construction personnel shall be informed of the active nest and avoidance requirements. A biological monitor shall review the site, at a minimum of one-week intervals, during all construction activities occurring near active nests to ensure that no inadvertent impacts to active nests occur. Pre-construction nesting bird surveys and monitoring results shall be submitted to the Culver City Planning Division via email or memorandum upon completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.			
85.	Prior to issuance of demolition permit, the applicant shall retain a qualified Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project. The frequency of monitoring	Building/ Public Works/ Planning	Mitigation Measure CULT-1	

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	shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist). Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session, shall be carried out by the Qualified Archaeologist and Gabrielino Tribe and shall focus on how to identify archaeological and cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.			
86.	Prior to issuance of demolition permit, the applicant shall retain a Native American tribal monitor from a Gabrielino Tribe who shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Gabrielino Tribe.	Building/ Public Works/ Planning	Mitigation Measure CULT-2	

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87.	Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Building/ Public Works/ Planning	Mitigation Measure CULT-4	
88.	A qualified Paleontologist shall be retained to develop and implement a paleontological monitoring program for construction excavations that would encounter older Quaternary sediments. The Paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older Quaternary sediments. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance	Building/ Public Works/ Planning	Mitigation Measure CULT-5	

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	and type of fossils encountered. Full-time monitoring can be reduced to part-time inspections, or ceased entirely, if determined adequate by the Paleontologist.			
89.	If dewatering activities occur on-site during future redevelopment, samples shall be obtained from the water and analyzed for volatile organic compounds (VOCs) and oxygenates to ensure that they do not exceed applicable discharge requirements. Should the samples exceed VOC, oxygenates or any other applicable discharge requirement, a dewatering plan shall be prepared by the project applicant for submittal to the Los Angeles Regional Water Quality Control Board (LARWQCB) and other appropriate agencies determined appropriate in consultation with the LARWQCB for review and approval. The plan shall include but not be limited to sampling of groundwater that may be contaminated; and treatment and disposal of contaminated groundwater in compliance with applicable regulatory requirements. Written verification from the LARWQCB of approval of a dewatering plan completion shall be submitted to the City of Culver City Planning Division and Department of Public Works prior to issuance of grading permit.	Building/ Public Works/ Planning	Mitigation Measure WQ-1	
90.	The project applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.	Building/ Public Works/ Planning	Mitigation Measure NOISE-2	
91.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and	Building	Standard	

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	occupants. Evidence of such notification shall be provided to the Building Division. 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).			
92.	A project pre-construction coordination meeting shall be held at City Hall prior to the issuance of the building permit; the project on-site field superintendent shall be required to attend.	Building	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
93.	During all phases of construction, a "Construction Rules Sign" that includes a description of the project, the allowed hours of construction, the construction contractor(s) name and 24 hour phone number, contact names and telephone numbers of the Applicant, Property Owner, and the City, as well as the minimum safety gear required for all personnel on site(e.g. closed toe shoes, long pants, a shirt with sleeves, a hard hat, and gloves, hearing and eye protection as necessary), 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 Planning Manager and Building Official.	Building/ Planning	Standard	
94.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
95.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector, and as further specified on the plans per SCAQMD Rule 402 and 403.	Building	Standard	

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DURING CONSTRUCTION				
96.	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.	Building	Standard	
97.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
98.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	
99.	During all demolition, excavation, shoring, construction of the below grade structure, and construction of the grade level slab. A surveyor shall be hired to place survey marks on adjacent properties and monitor any movement. A weekly report shall be forwarded to the Building Safety Division. Any movement of adjoining properties or any damage to adjoining properties shall result in a general stop work notice and/ or administrative assessments.	Building	Special	
100.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
101.	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, or as further restricted by the City during construction. Dirt hauling and construction	Building/ Public Works	Standard Special	

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	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. The Building and Safety Division reserves the right to reduce the allowed hours of construction.			
102.	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. The Building and Safety Division reserves the right to adjust allowed construction staging areas during the course of the project.	Building/ Public Works	Standard/ Special	
103.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; 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; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air	Building/ Planning	Standard	

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	conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the 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 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.			
104.	Noise-generating equipment operated at the project site shall be equipped with the most effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.	Building/ Public Works/ Planning	Mitigation Measure NOISE-1	
105.	Temporary noise barriers that provide a minimum of 20 dB noise reduction shall be used to block the line-of-site between construction equipment and noise-sensitive receptors (residences) during project construction. Noise barriers shall be a minimum of 20-feet tall along the south boundary adjacent to residential uses.	Building/ Public Works/ Planning	Mitigation Measure NOISE-4	
106.	Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.	Building/ Public Works/ Planning	Mitigation Measure NOISE-3	
107.	Contractors would phase in construction activity, use low-impact construction technologies, and avoid the use of heavy vibrating equipment where possible to avoid construction vibration impacts. Especially, contractors shall use smaller and lower impact construction technologies to avoid human annoyance to the adjacent buildings. Contractors shall avoid the use of driving piles and drill piles instead where	Building/ Public Works/ Planning	Mitigation Measure NOISE-5	

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	necessary to avoid structural damage. The construction contractor shall be responsible for implementing this measure during the construction phase.			
108.	In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and the Gabrielino Tribe. If the resources are Native American in origin, the Gabrielino Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the Gabrielino Tribe's treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in	Building/ Public Works/ Planning	Mitigation Measure CULT-3	

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	place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material and/or the Gabrielino Tribe. If no institution or the Gabrielino Tribe accept the resources, they may be donated to a local school or historical society in the area for educational purposes.			
109.	If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If preservation in place is not feasible, the paleontologist shall implement a paleontological salvage program to remove the resources from the project site. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution	Building/ Public Works/ Planning	Mitigation Measure CULT-6	

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	accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.			
110.	The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the project Applicant to the City and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Building/ Public Works/ Planning	Mitigation Measure CULT-7	
111.	If human remains are encountered unexpectedly during implementation of the project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated	Building/ Public Works/ Planning	Mitigation Measure CULT-8	

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	with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.			

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112.	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/ Planning	Standard	
113.	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.	Building/ Public Works	Standard	
114.	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.	Building	Standard	
115.	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. 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.	Building/ Public Works	Standard	

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116.	All trucks delivering or off-hauling materials to or from the job-site shall obtain Culver City haul route permits from the Engineering Division	Building	Special	
117.	Any sidewalk closing shall gain approval of the Culver City Engineering Division. No projections over the right of way will be permitted without Culver City Engineering Division approval.	Building	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
118.	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 December 15, 2016 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	
119.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit. No Certificate of Occupancy will be issued until the artwork has been installed and all requirements associated with the commission of new art are met.	Cultural Affairs	Standard	
120.	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, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior	All	Standard	

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	to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum 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 B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
121.	The project shall make a \$100,000 contribution towards projects that focus on improvements to transit, bicycle and pedestrian modes of transportation, including real time signal synchronization system (Automated Traffic Surveillance and Control - ATSAC), a citywide bike share system and the Expo to Downtown two way protected bike lane project, that will help alleviate traffic congestion in the area, particularly along Washington Boulevard. The \$100,000 will be due before the issuance of a Certificate of Occupancy.	Public Works	Special	
122.	All public improvements shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy.	Public Works	Special	
123.	A lot tie, or other appropriate method, shall be completed in order to hold Los Angeles County Assessor's Parcel Numbers 4206-015-002, 4206-015-033 and 4206-015-023 as one parcel.	Planning	Special	
124.	The project will designate one (1) of the short term parking spaces for ride-hailing service automobiles (e.g. Uber, Lyft, etc.).	Planning	Special	

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125.	The Applicant/Property Owner shall contribute and/or agree to contribute to fund mobility improvements such as area shuttle service (if provided).	Planning	Special	
126.	The Applicant/Property Owner shall provide coordinated light rail, bus, car sharing and bike sharing programs within the project.	Planning	Special	
127.	Digital display signage the lists local bus and light rail schedules shall be provided in the building lobby. Also include flexibility in technology to include availability of future Car Share and City Bike Share systems.	Planning	Special	
128.	A final parking operations plan shall be submitted for review and approval by the Planning Manager, and shall address any new information or revised operations. The parking operations plan shall be updated as necessary whenever there are changes to the uses/tenants occupying the building.	Planning	Special	

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ON-GOING				
129.	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 March 22, 2017, excepted as modified by these Conditions of Approval.	Planning	Standard	
130.	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	

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ON-GOING				
131.	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, and regulations including, but not limited to, Building Division, Fire Department, 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. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
132.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
133.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
134.	The project shall include a privately operated bike share service that includes fifteen (15) bicycles. These bikes can be picked up and dropped off at WeWork located in the Hayden Tract and at Platform. In addition, bike valet parking which is currently offered at 8810-8850 Washington Boulevard (Platform) will be extended to employees and customers of 8888 Washington Boulevard.	Planning	Special	

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135.	For each new commercial lease on this property including office, retail and restaurant lessees, the Applicant/Property Owner will require those lessees to provide Metro's Business Transit Access Pass (B-Tap) cards for a minimum of 50% of the employees for one year following lease up. The Applicant/Property Owner shall provide a written affidavit to the Planning Division certifying that Metro Tap cards have been distributed as required by this condition of approval. Following one year of occupancy of at least 80% of the Project, the Applicant/Property Owner shall provide a study and survey to identify the number of employers and employees who use the tap card for multi-modal transportation such as the Expo light rail transit line, bus transit, bike share, and/or other similar facilities. The scope of the study shall be approved by the Community Development Director prior to commencement.	Planning	Special	
136.	The Applicant/Property Owner of the project shall participate in the City's TOD Area Visioning Program and related recommendations as applicable for TOD area wide improvements.	Planning	Special	
137.	The on-site parking shall be made available to the public and other area businesses during off-peak hours in the evening and on weekends.	Planning	Special	
138.	The Applicant/Property Owner shall update the parking operations plan as necessary whenever there are changes to the uses/tenants occupying the building.	Planning	Special	

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ON-GOING				
139.	The Applicant/Property Owner shall submit a final alternative parking plan upon the occurrence of each non-operation event, subject to approval by the Planning Manager, and in accordance with CCMC Section 17.320.025.D.3 – Automated Parking.	Planning	Special	
140.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	