

MEETING DATE: 2/11/13

AGENDA ITEM: Adoption of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing Planned Development Zone No. 12 Zoning Code Map Amendment (ZCMA P-2012118) and Approving a Comprehensive Plan (CP P-2012116) to Allow a Mixed Used Development Consisting of Approximately 31,240 Square Feet of Commercial Uses and 115 Residential Units Located at 8770 Washington Boulevard.

ATTACHMENTS

Pages

1. Proposed Ordinance and Exhibit A, Zone Change Map and Exhibit B, Conditions of Approval.

1 - 47

ORDINANCE NO. 2013-_____

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE CULVER CITY ZONING MAP, AS REFERENCED IN TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE, SECTION 17.200.015, ESTABLISHING PLANNED DEVELOPMENT ZONE NO. 12 AND APPROVING COMPREHENSIVE PLAN, CP-P2012116, CONSISTING OF A MIXED USE DEVELOPMENT CONSISTING OF APPROXIMATELY 31,240 SQUARE FEET OF RETAIL AND RESTAURANT USES AND 115 RESIDENTIAL DWELLING UNITS LOCATED AT 8770 WASHINGTON BOULEVARD IN THE EAST WASHINGTON OVERLAY (EWO), COMMERCIAL GENERAL (CG) AND INDUSTRIAL GENERAL (IG) ZONE, AND RELATED ZONING CODE MAP AMENDMENT, ZCMA P-2012118.

(ZCMA P-2012118 AND CP-P2012116)

WHEREAS, on August 9, 2012, Legado Companies and Legado Crossing, LP, as the applicant and property owner (the "Applicant") of 8770 Washington Boulevard, filed an application for a Comprehensive Plan and Zoning Code Map Amendment for Planned Development District No. 12, consisting of a 5-story mixed use transit oriented development of approximately 31,240 square feet of ground floor commercial uses, and 115 residential dwelling units, providing a total of 344 parking spaces in two levels of subterranean parking (the "Project"), the Project site described more fully as Lots 2 through 15 of Tract No. 3772, in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Zoning Code Map Amendment: For consistency between land use designation and zoning, specifically the zone change of the Project site from the East Washington Overlay (EWO), Commercial General (CG) Zone, and Industrial General (IG) Zone to a Planned Development (PD) Zone: and

1 2. Comprehensive Plan: To ensure the Project is in compliance with all required
2 standards and City ordinances and establish all onsite and offsite conditions of approval to
3 reflect the site features and compatibility of the proposed Project with the uses on adjoining
4 properties.

5 WHEREAS, on December 12, 2012, after conducting a duly noticed public hearing on
6 the subject applications, including full consideration of the application, plans, staff report,
7 environmental information and all testimony presented, the Planning Commission (i) adopted
8 a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act
9 (CEQA), finding the Project, as mitigated, will not result in significant adverse environmental
10 impacts; and (ii) adopted Resolution No. 2012-P013 recommending to the City Council,
11 approval of Zoning Code Map Amendment, ZCMA P-2012118 and Comprehensive Plan, CP-
12 P2012116, (the adopted Mitigated Negative Declaration and Resolution No. 2012-P013 are
13 incorporated by this reference as though fully set forth herein); and,
14

15 WHEREAS, on January 28, 2013, after conducting a duly noticed public hearing on
16 the subject application, including full consideration of the application, plans, staff report,
17 environmental information, Planning Commission recommendation, and all testimony
18 presented, the City Council (i) by a vote of 5 to 0, determined that no new information has
19 become available and no changes in the proposed Project have been made since the
20 Planning Commission adopted the Mitigated Negative Declaration and, therefore, no
21 additional environmental analysis is required; and (ii) by a vote of _____ to _____, introduced,
22 for first reading, the Ordinance approving Zoning Code Map Amendment, ZCMA P-2012118,
23 for Planned Development Zone No. 12, and Comprehensive Plan, CP-P2012116 (the
24 "Ordinance"); and
25

26 WHEREAS, on February 11, 2013, the City Council, by a vote of _____ to _____,
27 adopted the Ordinance as set forth herein below.
28
29

1 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
2 CALIFORNIA, RESOLVES AS FOLLOWS:

3
4 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
5 Municipal Code (CCMC), the following findings are hereby made:

6
7 **Zoning Code Map Amendment for Planned Development Zone No. 12:**

8 As outlined in CCMC Title 17, Section 17.620.030.A, the following required findings for a
9 Zoning Code Map Amendment are hereby made:

- 10 **1. The proposed amendment ensures and maintains internal consistency with the**
11 **goals, policies and strategies of all elements of the General Plan and will not**
12 **create any inconsistencies with this Title, in the case of a Zoning Code**
13 **Amendment.**

14 The proposed Zoning Code Map Amendment ensures and maintains internal
15 consistency with the goals, policies and strategies of the General Plan. Specifically,
16 the Zoning Code Map Amendment will change the zoning of the Site from the EWO,
17 CG and IG zones to a PD zone and will make the Site consistent with the General
18 Plan Land Use "General Corridor" designation.

19 The proposed zone change will allow for the development of the Site for a Transit
20 Oriented Development (TOD) comprised of a mix of compatible land uses including
21 retail, restaurant, and residential, adjacent to the Expo Transit Station. The proposed
22 zone change furthers Objectives 2, 4, 5, 6, 8, 10 and 12 of the General Plan Land Use
23 Element by establishing development standards that would provide additional housing,
24 quality living and pedestrian environments, promote economic vitality with
25 neighborhood serving retail and restaurants, revitalize the commercial corridors
26 adjacent to the TOD area which are currently undeveloped or vacant, and enhance
27 visual quality by utilizing sustainable urban design principles and provide streetscape
28 improvements along commercial corridors. The proposed Zoning Code Map
29 Amendment will not result in inconsistency with the General Plan.

- 24 **2. The proposed amendment would not be detrimental to the public interest,**
25 **health, safety, convenience or welfare of the City.**

26 The proposed Zoning Code Map Amendment is not detrimental to the public interest,
27 health, safety, convenience or welfare of the City. The proposed zone change from
28 EWO, CG, and IG to Planned Development Zone No. 12 with related development
29 and land use standards, will implement a mixed used TOD on the Site through a
Comprehensive Plan while mitigating any potentially significant development impacts.

1 The PD zoning designation will create a unique, pedestrian oriented development that
2 fits within surrounding commercial and residential neighborhoods and is consistent
3 with redevelopment goals for the area. Further, the PD zoning is intended to ensure
4 harmonious Site development within Culver City as well as nearby Los Angeles as a
5 sustainable mixed use project that effectively brings housing, shopping and
6 employment together with transit in order to promote important goals of improved air
7 quality, regional mobility, and multi-modal approaches to transit. The PD zoning will
8 focus the types of uses and development standards consistent with the goals and
9 objectives of a mixed use TOD area. No health or safety hazards have been identified
10 in the review of the proposed zone change.

11 **3. The proposed amendment is in compliance with the provisions of the California**
12 **Environmental Quality Act (CEQA).**

13 The proposed Zoning Code Map Amendment is in compliance with CEQA as more
14 fully detailed in the Project's environmental documentation, including, but not limited
15 to, the Initial Study, Mitigated Negative Declaration and Project traffic study. Potential
16 impacts to various environmental factors such as cultural resources, geology and
17 soils, noise, traffic, and utilities, as reviewed in the Initial Study will be mitigated.
18 Further mitigation of Project impacts will be achieved through various green building
19 methods that include, where feasible, use of local manufactured products, high rated
20 building insulation, and filtration of rain water from the roof into planters prior to
21 discharging into the public storm drain system to reduce storm water run-off. Other
22 sustainable development practices will include photovoltaic electricity generation, low
23 flow fixtures and low consumption urinals, drought tolerant vegetation, dual low
24 emissivity glazing, and façade shading elements to reduce solar heat gain. In
25 accordance with CEQA, the Project's greenhouse gas emission impacts were
26 reviewed and found to have a less than significant environmental impact on the
27 surrounding area. Carbon emission reduction procedures have been incorporated into
28 the Project, which include bicycle racks spread throughout the site and bicycle
29 facilities including lockable areas, and preferred parking for low emission vehicles, and
30 sourcing products from local manufacturers when possible.

31 As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding
32 for a Zoning Code Map Amendment is hereby made:

33 **4. The sites are physically suitable (including access, provision of utilities,**
34 **compatibility with adjoining land uses and absence of physical constraints) for**
35 **the requested zoning designation(s) and anticipated land use development.**

36 A complete review by City staff has determined that the Project site as conditioned, is
37 in compliance with all applicable design standards and all public services can be
38 provided; therefore, the site is physically suitable (including access, provision of
39 utilities, compatibility with adjoining land uses and absence of physical constraints) for
40 the requested zoning designation and anticipated land use development as outlined in
41 the Comprehensive Plan.

1 The mixed use development project has been sited and designed to be integral to the
2 TOD area and will create a transition from the Exposition Light Rail Transit station,
3 other planned TOD projects nearby and commercial retail and restaurant uses further
4 east toward the Helms Bakery Complex and Arts District area. Commercial retail and
5 restaurant uses are located on Washington Boulevard while commercial service and
6 creative office uses are located along Wesley Street. Residential neighborhoods are
7 east of the Site both south and north of Washington Boulevard. The proposed mixed
8 use development will fit within this fabric of multiple and varied types of land uses
9 while providing local market, retail, and restaurant opportunities for local residents that
10 will be a part of this and other planned TOD mixed use projects nearby. The height of
11 the proposed structures and existing structures to remain do not exceed the 56 foot
12 height limit and comply with Zoning Code setback and parking requirements.
13 Vehicular access to the Project site has been located at physically suitable locations
14 on Washington Boulevard and Wesley Street.

15 In sum, the proposed use of residential, retail, and restaurants is compatible with
16 existing land uses. The site occupies corner to corner parcels with frontages on
17 Washington Boulevard as well as National Boulevard and Wesley Street. The
18 Washington Boulevard frontage makes the site ideal for a pedestrian facing retail
19 project. The existing and proposed utility services such as water, sewer, and gas line
20 are adequate for the proposed uses.

21 **Comprehensive Plan for Planned Development Zoning District No. 12:**

22 As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a
23 Comprehensive Plan are hereby made:

24 **A. The proposed Comprehensive Plan can be substantially completed within four
25 years.**

26 According to the Applicant, the proposed Project is planned and scheduled to be
27 complete within four years (most likely within two years). The Applicant owns the land
28 and has the capital to build the entire Project at one time and not in phases.
29 Construction is expected to begin in mid/end-2013 with substantial completion by
mid/end 2014, provided approval of the requested entitlement is granted.

30 **B. The proposed development is capable of creating an environment of sustained
31 desirability and stability or adequate assurance will be provided such objective
32 will be attained.**

33 The proposed development will create an environment of sustained desirability and
34 stability by providing the neighborhood with residential and commercial uses that will
35 serve the surrounding business and residential neighbors. The Hayden Tract, Helms
36 Bakery Complex, and East Washington areas have flourishing office and retail
37 populations, residential communities and dynamic art, food, and design

establishments. The proposed Project, consisting of residential, retail, and dining and a community public open space area tie all of these various uses together assuring this area's continued success. The proposed Project will enhance and sustain the desirability and stability of the entire neighborhood. Further, Project amenities such as public parking and open space; private open spaces for the residential component; and proximity to multi transit opportunities such as the Expo Light Rail line, local bus lines, bike lanes, and conventional street and freeway infrastructures will assist in establishing a stable commercial and residential neighborhood.

C. The proposed uses will not be substantially detrimental to present and potential surrounding uses but will have a beneficial effect.

A mix of transportation, light industrial and commercial uses currently surround the Project site, including the Exposition Light Rail Transit station, Helms Bakery Complex, restaurant supply store, warehousing and distribution facilities, and various retail and office establishments. The proposed Project uses of residential, retail, and restaurants will be compatible with the surrounding areas. The Project site is currently vacant and empty with a paved surface parking lot previously occupied by a lumber supply company. The proposed Project will have a beneficial effect by developing the site with active uses, new housing, retail and restaurant opportunities, pedestrian friendly public open spaces and a vibrant and enhanced streetscape.

D. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic and the development will not generate traffic that will overload the adjacent street network.

A comprehensive traffic study for the Project was prepared in 2010 and updated in 2012. The traffic study identified improvements to be made in order to limit traffic impacts to less than significant. Sufficient improvements to the roadways and other public rights-of-way have been included in the Project design and incorporated into the conditions of approval for the Project, ensuring that the surrounding roadways will be suitable and adequate to carry the anticipated traffic created by the Project.

E. The proposed development is compatible with the surrounding area.

The surrounding area is comprised of commercial, retail and light industrial buildings. Residential neighborhoods are located further south and east of the Project site. The proposed development is a mixed use development containing both residential and commercial retail and restaurant uses and is therefore compatible with the surrounding uses.

F. The types and locations of any proposed commercial development can be economically justified.

The Project incorporates 31,240 square feet of leasable commercial (retail and restaurant) space. The commercial uses are designed to serve the residents of the

1 residential units within the Project itself, as well as the surrounding existing and
2 proposed office, residential and commercial development. The proposed
3 development density of the area along with existing adjacent commercial and
4 residential areas will provide an adequate consumer base for the proposed
5 commercial uses.

6 **G. The Comprehensive Plan is in conformance with the General Plan, or a**
7 **concurrent General Plan amendment is in process.**

8 The proposed Comprehensive Plan is in conformance with the goals, policies and
9 strategies of the General Plan. Specifically, the Comprehensive Plan will make the
10 site consistent with its General Plan Land Use "General Corridor" commercial
11 designation. The proposed mix of uses proposed as part of the Comprehensive Plan
12 are more consistent with the site's general plan commercial designation than with the
13 current East Washington Overlay and Industrial General zoning. The Comprehensive
14 Plan will allow for a mixed use TOD consisting of pedestrian oriented ground floor
15 retail and restaurants with outdoor dining; residential uses above the retail and/or
16 restaurant spaces; and pedestrian friendly public open space; as well as
17 enhancements to the streetscape along Washington Boulevard, National Boulevard
18 and Wesley Street, and will further the goals and objectives as outlined in Objectives
19 2, 5 through 8, 10, and 12 of the General Plan Land Use Element. The proposed
20 Project will provide new housing supply consistent with the City Mixed Use
21 Development Standards and encourage reinvestment in this area thereby improving
22 economic vitality, visual quality, and the pedestrian environment.

23 **H. Any exception from the standards and requirements of this Title is warranted by**
24 **the design and amenities incorporated in the Comprehensive Plan and is**
25 **desired by the Council.**

26 No exceptions to the standards and requirements of the City's Zoning Code have
27 been requested for this Project. The increase in residential density is in compliance
28 with the Mixed Use Development Standards and Community Benefit required by the
29 City, represented by the public open space area being provided at the intersection of
Washington Boulevard and National Boulevard.

30 **I. Existing and proposed utility services are adequate for the proposed uses.**

31 Review of the Project by the City's Public Works Department has determined that the
32 proposed utility services and existing utilities that will serve the site are adequate for
33 the proposed uses.

34 **J. The Comprehensive Plan has complied with all applicable City requirements.**

35 The Comprehensive Plan has been prepared in conformance with the Culver City
36 Municipal Code, including the Zoning and Building Codes. This includes submission
37 and review of a proposed site plan and uses; preliminary building plans; landscaping,

1 and lighting; and civil engineering plans. Review by City departments of these plans
2 has determined that the Comprehensive Plan is in compliance with all applicable City
3 requirements.

4 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the
5 City of Culver City, California, hereby adopts Comprehensive Plan, CP-P2012116 and
6 Zoning Code Map Amendment, ZCMA P-2012118, establishing Planned Development Zone
7 No. 12, as set forth in Exhibit A, Zone Change Map, attached hereto, and subject to the
8 conditions of approval as set forth in Exhibit B attached hereto and incorporated herein by
9 this reference.

10 SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall take
11 effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the
12 City Charter, prior to the expiration of fifteen days after the adoption, the City Clerk shall
13 cause this Ordinance, or a summary thereof, to be published in the Culver City News and
14 shall post this Ordinance or a summary thereof in at least three places within the City.
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1 SECTION 4. The City Council hereby declares that, if any provision, section,
2 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
3 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
4 of any preemptive legislation, then the City Council would have independently adopted the
5 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this
6 ordinance and as such they shall remain in full force and effect.
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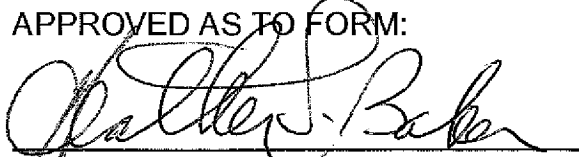
8
9 APPROVED and ADOPTED this _____ day of _____, 2013.
10

11
12 _____
13 ANDREW WEISSMAN, MAYOR
14 City of Culver City, California

15 ATTESTED BY:

16
17 _____
18 MARTIN R. COLE, City Clerk

15 APPROVED AS TO FORM:

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18 CAROL A. SCHWAB, City Attorney
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A13-00003

EXHIBIT A

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012118)
8770 Washington Boulevard

Existing Zoning (East Washington Overlay, Commercial General, and Industrial General)



Proposed Zoning (Planned Development)

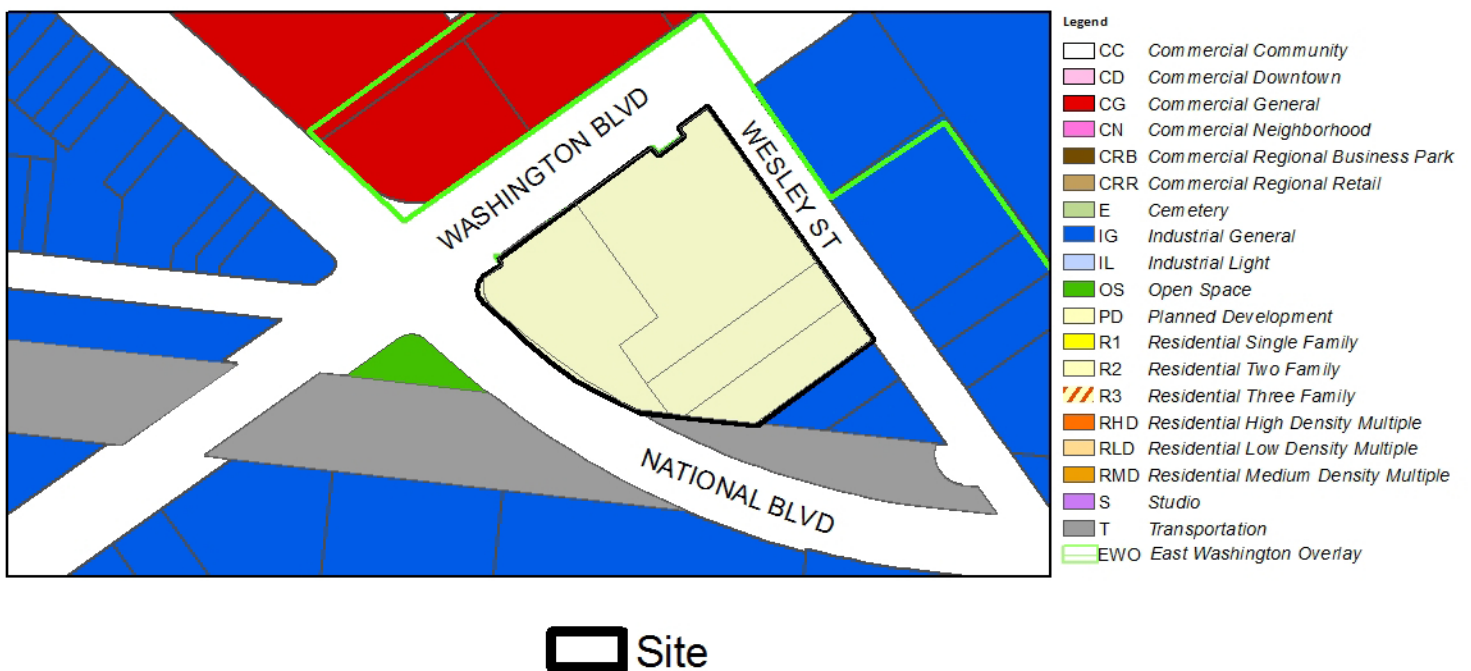


EXHIBIT B
ORDINANCE NO. _____
Case Nos. ZCMA P-2012118,CP-P2012116 AND MND P-2012117

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on Legado Planned Development and Comprehensive Plan, a mixed use development of 31,240 square feet of retail and restaurant floor area, 115 residential units, and two levels of subterranean parking providing a total of 344 parking spaces and a 7,198 square foot Public Open Space area in exchange for increased residential density of an additional 53 units (the "Project"), for the property located at 8770 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 four years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 –"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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
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	
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.	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	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
13.	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	
14.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. 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.	Public Works/ Fire/ Planning	Standard	
15.	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	
16.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
17.	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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
18.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
19.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
20.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
21.	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	
22.	The Project shall comply with CCMC Section 17.400.065 - “Mixed Use Development Standards”.	Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
23.	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	
24.	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	
25.	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	
26.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
27.	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 and Planning Manager. 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 to discuss general construction operations and allowable work hours.	Building/ Public Works	Standard	
28.	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 when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
29.	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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
30.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.	Planning/ Public Works	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
31.	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	
32.	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 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.	Building/ Planning	Standard	
33.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and 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).	Building	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
34.	An Archaeologist and Paleontologist professional approved by the City shall monitor all phases of excavation for the project site in order to identify and recover where feasible, the presence of archaeological and/or paleontological resources. Should such resources be identified established Federal and State rules and guidelines for the cataloging and final disposition of such resources shall be applied and followed. This shall include but not be limited to halting of construction activities in the work area where the resources are identified, notifying the Los Angeles County Coroner and the appropriate Native American organization of such resources, and notifying the Los Angeles County Natural History and Page museums. Final disposition of Native American remains shall follow Federal and State rules and guidelines for such remains. Identified paleontological resources shall be donated to the Los Angeles County Natural History/Page museums or some other museum as deemed appropriate by the Paleontologist. A final report or reports cataloging all findings shall be submitted to the City by the Archaeologist and/or Paleontologist professional within one year of issuance of the Certificate of Occupancy.	Planning/ Building	Mitigation Measure	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
35.	A Lot Assembly Covenant and Agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, agreeing to hold lot numbers 2 through 15 of Track No. 3772 as one parcel, shall be executed by the Property Owner and recorded in the County Recorder's office. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ Public Works/ City Attorney	Special	
36.	A Public Open Space Covenant and Agreement shall be executed by the Applicant/Property Owner and recorded in the County Recorder's office, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney and Community Development Director, requiring the Project Community Benefit public open space to be maintained in a clean and sanitary condition and open and available to the public during normal public park operation hours as determined by the City for the life of the Project. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
37.	A Public Replacement Parking Easement Agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney and Community Development Director, by which the Applicant/Property Owner shall grant the City an easement for 15 public parking spaces available during normal Project business hours (minimum 10 hours per day) in the Project's Public Parking area, providing ingress and egress for parking enforcement, parking meter maintenance and revenue collection shall be executed by the Applicant/Property Owner and recorded in the County Recorder's office. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
38.	An Affidavit for Acceptance of Community Benefit Conditions, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney and Community Development Director, shall be signed by the Applicant/Property Owner certifying agreement to provide the required Community Benefit as part of the Project approval. Project approval shall not be effective if the Applicant/Property Owner fails to sign the affidavit and the Land Use Permit granting increased density shall be null and void. By signing the Affidavit, the Applicant/Property Owner agrees to construct the public open space pursuant to Project plans approved by the Planning Commission on December 12, 2012 and the City Council on January 28, 2013. Minor changes to the public open space plan may be approved by the Community Development Director relative to the placement of public art and benches. If the Applicant/Property Owner fails to provide or maintain the required Community Benefit pursuant to the Affidavit, then the Land Use Permit granted by the City as part of the Project shall be referred to the Planning Commission for revocation pursuant to Chapter 17.660 of the Zoning Code and the matter may be referred to the City Attorney for enforcement pursuant to Chapter 17.650 of the Zoning Code.	Planning/ City Attorney	Special	

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39.	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	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
40.	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 the public right-of-way. Separate plans for street improvements, street light improvements, and sewer improvements shall be prepared. 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.	Public Works	Special	
41.	The off-site improvement plans shall reflect streetscape improvements in accordance with the City's Transit Oriented Development District Streetscape Plan including but not limited to street trees and other landscaping, concrete sidewalks, and street furniture (benches, trash receptacles, and bicycle racks.) These streetscape improvements shall be installed along the project's Washington Boulevard, National Boulevard and Wesley Street frontage as determined by the Community Development Director and Public Works Director.	Public Works	Special	
42.	Prior to the issuance of Grading or Building Permits, the Applicant shall obtain a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number. This will include the filing of a	Public Works	Special	

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	Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the Local Stormwater Pollution Prevention Plan (LSWPPP).			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
43.	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 three-quarter inch (3/4") of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
44.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP.	Public Works	Special	
45.	Foundation design shall follow the recommendations of the project's geotechnical report, which include, but are not limited to a mat foundation design, continuous and/or pad footings, and a reinforced foundation. Final foundation design and inspection shall be determined and approved by the structural and geotechnical engineer.	Building	Mitigation Measure	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
46.	The following mitigation package has been designed to ensure that the City's 45 dBA interior noise standard is not exceeded in the Project. These or equivalent measures shall be implemented at the Applicants expense and provided to the satisfaction of the Building Official prior to issuance of building permits and/or final inspection, as appropriate. (A) Roof ceiling construction shall be roofing on plywood. Batt insulation shall be installed in joist spaces. The ceilings shall be one layer of gypboard nailed direct. (B) All exterior walls shall be 2x4 studs 16" on center with batt insulation in the stud spaces. Exteriors shall be exterior plaster or stucco. The interiors shall be gypboard. (C) The following window design and glazing shall be incorporated into the design of the building with the applicable Sound Transmission Class (STC) rating and verified by the City Building Official prior to building permit issuance and final inspection. These requirements are only applicable to windows facing the perimeter of the project site and not windows facing the interior of the project site. The glazing supplier shall be required to submit a test report documenting the required STC rating for windows required to be STC 32 or greater, which shall be prepared in an independent, accredited testing laboratory in accordance with ASTM E-90. - o STC rating of 34 on the south side of the building - o STC rating of 32 on the northwest side of the building - o STC rating of 22 on the northeast side of the building - o STC rating of 32 on the southeast side of the building. (D) All entry doors shall be 1-³/₄" solid core flush wood doors with vinyl bulb weather stripping on the sides and top. (E) There shall be no mail slots in the entry doors. (F) There shall be no ventilation openings in the exterior walls or roof/ceilings without approved acoustical baffles.	Building/ Planning	Mitigation Measure	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
47.	The Project plans shall be submitted to the Southern California Gas Company for review and approval prior to excavation and shoring.	Building	Special	
DURING CONSTRUCTION				
48.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
49.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
50.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
51.	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	
52.	During all phases of construction, the developer shall 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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
53.	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	
54.	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	
55.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
56.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
57.	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 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.	Building/ Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
58.	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	
59.	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	
60.	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	
61.	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	
62.	Project shoring piles shall be bored, not driven.	Building	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
63.	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 at the September 27, 2012 Project Review Committee meeting (or from updates from the City thereafter) 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	
64.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, 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 in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	
65.	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.	Cultural Affairs	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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66.	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 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.	All	Standard	
67.	A Mixed Use Covenant and Agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, related to the occupancy by residents of a mixed use development pursuant to Culver City Municipal Code Section 17.400.065.D.4 shall be executed 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. The Property Owner shall provide a copy of the recorded Mixed Use Covenant and Agreement to each residential occupant of the Project.	Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
68.	Transit Oriented Development Streetscape Plan (TODSP) - Street trees, tree wells, tree grates, planters, special paving, landscape irrigation, way finding signs and other streetscape improvements shall be installed along the Project frontage of Washington Boulevard, National Boulevard and Wesley Street in accordance with the TODSP. The Applicant shall submit a separate landscape and irrigation plan coordinated with the TODSP to the Planning Division and Engineering Division for review, approval, and permitting. Irrigation within the public right-of-way shall be connected to the private on-site irrigation system. All existing street trees along the project's frontage, including both sides of Wesley Street, shall be removed. The tree surrounds on Washington Boulevard shall be salvaged and delivered to the City's maintenance yard.	Planning / Public Works	Special	
69.	Secure bicycle parking shall be provided to accommodate fifty (50) bicycles. The bicycle parking shall be provided to accommodate twenty-four (24) long-term and twenty-six (26) short-term parking positions. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking fenced enclosure, accessible only to residential bike owners, on the lower level of the project's parking garage. The short-term spaces shall be provided at grade both on-site and on the adjacent public sidewalk right-of-way, using thirteen (13) City approved "Inverted - U" Bicycle Racks meeting the minimum standards specified in the City's Bicycle and Pedestrian Master Plan Design Guide, Section 1.8.2., page 34. Each inverted U-Shape rack provides 2 spaces. Exact location of the Bicycle Racks in the public right-of-way shall be approved by the City Engineer.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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70.	Wesley Street shall be widened to provide a curb-to-curb width of thirty-six (36) feet. This widening shall be accomplished within the existing street right-of-way by narrowing the existing sidewalks from ten feet to seven feet and shall extend from Washington Boulevard southerly to the reconstructed cul-de-sac.	Public Works	Special	
71.	Wesley Street shall be fully reconstructed within the required area to be widened. This reconstruction shall include, but not be limited to, new sidewalks, curbs and gutters, drive approaches, street trees, tree wells, and the full replacement of the existing asphaltic concrete (AC) pavement and base. The new pavement structural section shall be based on an R-Value test and a Traffic Index of ten as performed and recommended by the applicant's geotechnical engineer and as approved by the City Engineer. The minimum structural section shall be 4-inches of AC pavement on 6-inches of crushed aggregate base (CAB).	Public Works	Special	
72.	Wesley Street shall be striped to provide for a 12-foot wide southbound lane, a 12-foot wide northbound left turn lane, and a 12-foot wide northbound right turn lane at the intersection with Washington Boulevard. During final design of the construction plans, City Traffic Engineering staff will thoroughly review the restriping of this street and determine the number of parking spaces that can be retained. All other non-parking areas along Wesley Street shall be signed as "No Parking" or be provided with red curb. This striping shall be designed to the satisfaction of the City Engineer.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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73.	The drive approach on Washington Boulevard shall be designed per the City's High Speed Drive Approach Standard or a curb return type drive approach having an adequate curb radius as determined by the City Engineer. All proposed drive approaches shall be ADA accessible.	Public Works	Special	
74.	The existing curb and gutter and sidewalk of Washington Boulevard along the project's frontage shall be removed and reconstructed. The new curb height shall match existing, but not be less than 6-inches.	Public Works	Special	
75.	The existing asphalt paving of Washington Boulevard shall be reconstructed by milling a minimum of two-inches and inlaying with new asphalt pavement. The limits of the new paving shall be from the southerly edge of gutter to the centerline of the street and extend from the westerly edge of the crosswalk at National Boulevard to just easterly of Wesley Street to the join of any new work caused by the reconstruction of the southeasterly curb return at this intersection. Any striping removed by this work shall be replaced with thermoplastic paint to the satisfaction of the City Engineer.	Public Works	Special	
76.	Existing parking along the Washington Boulevard frontage shall be eliminated and the existing parking meter heads and posts shall be salvaged and delivered to the City maintenance yard. Red curb shall be painted along this reach of Washington Boulevard.	Public Works	Special	
77.	A dedication to the City for the necessary street right-of-way along Washington between National Boulevard and Wesley Street to create a uniform 100 foot street right-of-way and a twelve-foot wide sidewalk shall be provided.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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78.	The north and south side of Washington Boulevard shall be restriped to provide for a five foot bike lane between National Boulevard and Wesley Street. The existing parking along the north side of Washington Boulevard shall be maintained. The required striping and signage shall be reflected in the signing and striping plan as part of the project's street improvement plans.	Public Works	Special	
79.	The proposed driveway on Washington Boulevard shall be signed and restricted to right turns in and right turns out.	Public Works	Special	
80.	A 12-foot wide sidewalk shall be installed along the project's frontage with National Boulevard.	Public Works	Special	
81.	The existing asphalt paving of National Boulevard shall be reconstructed by milling a minimum of two-inches and inlaying with new asphalt pavement. The limits of the new paving shall be from the easterly edge of gutter to the centerline of the street and extend from the northerly edge of the crosswalk at National Boulevard southerly to the new asphalt paving recently installed by the MTA. The crosswalk across National Boulevard at this side of the intersection shall be restriped and any traffic loops removed due to the pavement reconstruction shall be replaced. All striping and pavement markers that are required for this portion of National Boulevard shall be installed with thermoplastic paint. This work shall be designed and installed to the satisfaction of the City Engineer.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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82.	All concrete used in the public right-of-way shall have a minimum strength of 3250 psi.	Public Works	Special	
83.	A signing and striping plan for National Boulevard, Washington Boulevard, and Wesley Street shall be submitted to the Engineering Division for review, approval, and permitting. All signs, striping, legends, and markers shall conform to the current edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and as approved by the City Engineer. All striping and legends shall be installed with thermoplastic paint.	Public Works	Special	
84.	The existing street light system along the project's frontage with National Boulevard and Washington Boulevard shall be converted to low voltage induction type lighting. The existing street light on the east side of Wesley Street shall be removed and new street lights shall be installed on the west side of the street from Washington Boulevard southerly to the cul-de-sac. New street light conduit, wiring, pull boxes, light fixtures, and ballast shall be required. A separate street lighting plan shall be submitted to the Engineering Division for review, approval, and permitting.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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85.	A new minimum 10-inch diameter sewer main shall be constructed to accommodate the project's sewerage discharge. This main shall also be designed to allow for the collection of the future sewerage discharge from the approximate 5 acre Washington National TOD project located at the northwest corner of the Washington National Boulevard intersection. A diversion manhole shall be installed in the existing 10-inch sewer main located on the north side of Washington Boulevard at Wesley Street. This manhole shall be designed to divert the future sewerage discharge volume from the Washington/National TOD project south in Wesley Street. The new 10-inch diameter sewer main shall extend from the diversion manhole in Washington Boulevard south in Wesley Street across the MTA right-of-way and National Boulevard and connect to the first manhole in Wesley Street south of National Boulevard. Prior to the issuance of a building permit, a separate offsite sewer plan shall be submitted to the Engineering Division for review, approval, and permitting.	Public Works	Mitigation Measure	
86.	The westbound approach of Venice Boulevard to Robertson Boulevard shall be restriped to provide for an exclusive right turn only lane. The design and installation of this work shall be completed to the satisfaction of the City of Los Angeles.	Public Works	Mitigation Measure	
87.	The southbound approach of National Boulevard to Venice Boulevard shall be restriped to provide for an exclusive right turn only lane. The design and installation of this work shall be completed to the satisfaction of the City of Los Angeles.	Public Works	Mitigation Measure	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
88.	An 11-foot wide right turn lane shall be installed on National Boulevard for the northbound approach to Washington Boulevard. The right turn lane shall be 60 feet in length and have a 40-foot transition for a total length of 100 feet. Minor modifications to the width of the northbound through lanes on National Boulevard may be made in order to reduce the amount of street dedication needed to install this right turn lane. These modifications shall require the approval of the City Engineer	Public Works	Mitigation Measure	
89.	A traffic signal shall be installed at the intersection of Washington Boulevard and Wesley Street. A new crosswalk across Washington Boulevard shall be installed, consistent with the City's Transit Oriented Development Streetscape Plan, at the east side of this intersection. Audible signal devices, LED countdown pedestrian heads, and "Bulldog" type pedestrian push buttons shall be installed on all signal poles that control pedestrian crosswalks at this intersection. A westbound left-turn signal phase on Washington Boulevard shall also be required. This new signal shall be synchronized with the adjacent signals on Washington Boulevard. Any other ancillary work required to accomplish the above described work, including but not limited to installation of new signal poles, mast arms, fire preemption, street lights, new service and controller cabinets shall be included. New signal poles shall be designed for 100 mph winds per CALTRANS standards. This work shall be shown on a traffic signal plan prepared by a civil or traffic engineer registered in the State of California and shall be submitted to the Engineering Division for review, approval, and permitting. Separate signal timing charts shall be submitted for review.	Public Works	Mitigation Measure	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
90.	City of Los Angeles Department of Transportation (LADOT) requires additional improvements at several intersections within the City of Los Angeles to augment the intersection restriping improvements. As required by the City of Los Angeles Department of Transportation (LADOT), installation of closed circuit traffic monitoring cameras at the intersections of Cadillac Avenue and La Cienega Boulevard, and at Fairfax Avenue and Venice Boulevard; and installation of traffic signal controller upgrades at the following eight intersections identified by LADOT, shall be designed and approved to the satisfaction of the City of Los Angeles: 1. Exposition Blvd., Robertson Blvd., and Venice Blvd.; 2. Helms Ave. and Venice Blvd.; 3. Cattaraugus Ave and Venice Blvd.; 4. Cadillac Ave and Robertson Blvd.; 5. Kincardine Ave, I-10 Fwy Westbound Off-Ramp and Robertson Blvd.; 6. National Blvd., and Robertson Blvd.; 7. Culver Blvd., and Venice Blvd.; and 8. Fairfax Ave and Venice Blvd.	Public Works	Mitigation Measure	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
91.	The existing raised median on Washington Boulevard at Cattaraugus Avenue shall be modified to provide an east bound left turn lane, designed and installed to the satisfaction of the City Engineer. The raised median shall maintain as much landscaping as feasible while accommodating left turn auto storage. The median shall be re-landscaped to the satisfaction of the City's Landscape Architect.	Public Works	Mitigation Measure	
92.	A new traffic signal shall be designed at the intersection of Washington Boulevard and Cattaraugus Avenue. The applicant shall be responsible for 100% of the cost of this design and shall contribute 25% of the cost of the installation of this signal. This contribution shall be in the form of the installation of the required underground conduits or other ancillary work that will offset the required 25% cost. This work shall be performed at the same time as the new left turn lane is installed. The design and installation of this work shall be to the satisfaction of the City Engineer.	Public Works	Mitigation Measure	
93.	The existing curb return at the intersection of Washington Boulevard and National Boulevard, adjacent to the project site, shall be reconstructed to a curb return radius of 35 feet. The new curb return shall have a curb ramp designed to current APWA standards and shall include truncated domes (red brick in color). The existing cross walk serving this side of the intersection shall be restriped to match the new location of the curb ramp. The existing traffic signal poles at this corner shall be upgraded and relocated to an approved location based on the reconstructed curb return. If new signal poles are required due to longer mast arms, the new poles shall be designed for 100 mph winds per CALTRANS standards. A corner cut-off shall be dedicated to the City for	Public Works	Special	

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	street purposes to the satisfaction of the City Engineer.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
94.	The existing curb return at the southwest corner of Washington Boulevard and Wesley Street, adjacent to the project site, shall be reconstructed to a curb return radius of 35 feet. The new curb return shall have a curb ramp designed to current APWA standards and shall include truncated domes (red brick in color). A corner cut-off shall be dedicated to the City for street purposes to the satisfaction of the City Engineer.	Public Works	Special	
95.	At the southeast corner of Washington Boulevard and Wesley Street the Applicant shall be required to acquire, dedicate and construct a curb return with a 25-foot radius and curb ramp designed to current APWA standards which shall include truncated domes (red brick in color). Adequate street right-of-way shall be obtained from the adjacent owner of this corner to provide for the installation of this new curb return and curb ramp.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
96.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on December 12, 2012 , and the City Council at its meeting on January 28, 2013 , excepted as modified by these Conditions of Approval.	Planning	Standard	
97.	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	
98.	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	
99.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
100.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
101.	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	
102.	Follow-up Inspection After Project Commencement - Six months after full operation of the Project has commenced, as set forth in this Condition, the Director, or his or her designee, shall conduct follow-up inspections on the design, operation and maintenance of the Project. For the public open space area, the Director, or his or her designee, shall conduct follow-up inspections annually for five years to ensure that the public open space area is maintained and operated in manner consistent with the approved Comprehensive Plan. A report on the Project traffic mitigations, on-site circulation, parking, neighborhood parking intrusions, public parking operations, project design, maintenance and operation shall be reviewed by the Planning Commission one year after occupancy of the Project. In the event the Project is not in full compliance with the approved Project plans, conditions of approval and approved Comprehensive Plan, the matter shall be set for public hearing pursuant to CCMC Chapter 17.660 – Revocations and Modifications.	Planning	Special	
103.	Changes or Alterations to the Comprehensive Plan – Changes to approved plans shall be considered major (and therefore shall not be subject to administrative approval pursuant to CCMC Section 17.560.025) if they will: a) Alter the exterior appearance of the project;	Planning	Special	

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	b) Alter the materials being used on the exterior of the project unless, as determined by the Director, the new materials are of equal or better quality to the materials on the approved Project materials board; or c) Alter the floor plans in any material way, or increase the size of any one or more of the following areas: retail, restaurant, and/or outdoor dining.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
104.	Total Retail and Restaurant Floor Area - The total floor area of retail and restaurant (including bars and nightclubs) uses shall not exceed 31,240 square feet. Restaurants (including bars and nightclubs) shall not exceed 25% of the overall retail/restaurant floor area.	Planning	Special	
105.	On-Site Parking Requirements – (Residential Parking) - A total of 199 spaces are required for the 115 residential units. The parking for residential uses shall include 24 spaces (19 spaces for the residential units and 5 residential guest spaces) in the upper subterranean level and 177 spaces (154 for the residential units and 23 residential guest spaces) located in the second subterranean level. Six accessible spaces parking shall be provided in two subterranean parking levels. (Commercial Parking) – A total of 143 spaces shall be provided for the commercial uses including the outdoor dining square footage.	Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
106.	Follow-up Parking Operations Inspections - Inspections of the on-site parking operations shall be conducted by the Director or his or her designee and the City's Traffic Engineer at 6-month, 12-month, and 24-month periods after full operation of the Project. Thereafter, follow-up inspections shall be conducted as necessary by the City. If the follow-up parking operation inspections determine (i) that the number of on-site parking spaces is insufficient to satisfy parking demand; or (ii) that the Project's parking facilities or operations are in any other way not fully and adequately serving the customers, patrons, residents, employees, suppliers and contractors of the Project then additional methods to provide adequate on-site parking shall be devised. Such additional parking supply shall be identified in a revised on-site parking plan acceptable to the City and said plan shall be promptly and fully implemented. If adequate parking cannot be provided by the above methods or consistent with the Alternative Parking Provisions of Section 17.320.025 of the Zoning Code, the demand for parking at the Project shall be reduced in a manner considered acceptable to the City (e.g. reducing the amount of outdoor dining area or other uses commensurate with the parking need).	Planning /Public Works	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
107.	Community Benefit Contribution - The Applicant is requesting to exceed the base density for the property (35 units per acre) and has elected to provide public open space as the Community Benefit for the Project in order to qualify for a base density of 65 units per acre. Pursuant to Community	Planning	Special	

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	Benefit Resolution No. 2008-R015 the minimum required open space is 5,000 sq. ft. The Applicant has chosen to provide public open space totaling 7,198 square feet (4,304 square feet on the ground level and a second level open space comprised of benches, fountain, and landscape planters (2,894 square feet) which also serves as a commercial plaza for a small café with outdoor dining not to exceed 500 square feet and access to an adjacent private pool deck. The Community Benefit contribution is \$1,311,574 consistent with the allocation formula established in Community Benefit Resolution No. 2008-R015. The use and operation of the public open space shall be governed by all applicable covenant requirements contained herein.			
108.	Upon 85% occupancy of the Project's residential units, the Property Owner shall purchase a 1-year Metro pass pursuant Metro's Pass Program as follows: one pass required per each studio and one bedroom unit; two passes required for each two or three bedroom units. The passes shall be offered free of charge to residential tenants as outlined above. Unused passes shall be made available to residential tenants who have asked for additional passes, if permitted by Metro's Pass Program. The Property Owner shall provide a written affidavit to the Planning Division certifying that Metro Passes have been distributed as required by this condition. In addition, the Property Owner shall encourage the Project's commercial tenants to participate Metro's Business Transit Access Pass (B-Tap) Program.	Planning	Special	