

RESOLUTION NO. 2019-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, P2018-0071-CUP, AND ADMINISTRATIVE USE PERMIT, P2018-0071-AUP, FOR NEW TWO-LEVEL AND THREE-LEVEL PARKING STACKERS, AND MANAGED TANDEM PARKING, WITH ASSOCIATED SITE IMPROVEMENTS, TO SUPPORT AN EXISTING MEDIA PRODUCTION FACILITY AT 10950 WASHINGTON BOULEVARD IN THE COMMERCIAL REGIONAL BUSINESS PARK (CRB) ZONE.

(Conditional Use Permit and Administrative Use Permit  
P2018-0071-CUP, and -AUP)

WHEREAS, on April 19, 2018, Hudson 10950 Washington, LLC (the "Applicant" and the "Property Owner") filed an application for a Conditional Use Permit and Administrative Use Permit, to allow the construction and implementation of new two-level and three-level parking stackers, and managed tandem parking, as well as related site improvements such as landscaping, lighting, etc. (the "Project"). The Project site is more specifically identified by Los Angeles County Assessor's Numbers 4208-024-002, 4208-024-001, and 4208-025-018, 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 are required:

1. Conditional Use Permit, for the construction and use of the proposed two-level and three-level parking stackers, and associated improvements, to ensure the Project complies with all required standards and City ordinances, and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

1           2.     Administrative Use Permit, to ensure that the proposed use of tandem parking  
2 spaces complies with all required standards and City ordinances, and to establish conditions  
3 of approval to ensure the use is compatible with the Project site and surrounding area; and

4           WHEREAS, the Project is Categorically Exempt pursuant to CEQA Section 15301,  
5 Class 1 – Existing Facilities in that the Project entails negligible or no expansion of an existing  
6 use, and Section 15303, Class 3 – Construction or Conversion of Small Structures in that the  
7 Project consists of the construction of small structures not exceeding 10,000 square feet in  
8 floor area in an urbanized area zoned for the proposed used, where all necessary public  
9 services and facilities are available; and

10           WHEREAS, on March 27, 2019, the Planning Commission, by a vote of 3 to 0, continued  
11 the matter to the next regular Planning Commission meeting date; and

12           WHEREAS, on April 10, 2019, after conducting a duly noticed public hearing on the  
13 subject application, including full consideration of the applications, plans, staff report,  
14 environmental information and all testimony presented, the Planning Commission, (i) by a vote  
15 of \_\_\_ to \_\_\_, adopted a Categorical Exemption, in accordance with the California Environmental  
16 Quality Act (CEQA), finding the Project will not result in significant adverse environmental  
17 impacts; and (ii) by a vote of \_\_\_ to \_\_\_, conditionally approved Conditional Use Permit, P2018-  
18 0071-CUP, and Administrative Use Permit, P2018-0071-AUP.

19           NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
20 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

21           SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City  
22 Municipal Code (CCMC), the following findings are hereby made:  
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## **Conditional Use Permit**

As outlined in CCMC Section 17.530.020, the following required findings for a Conditional Use Permit are hereby made:

**A. The proposed use is allowed within the subject zoning district with the approval of a Conditional Use Permit and complies with all other applicable provisions of this Title and the CCMC.**

The Commercial Regional Business Park (CRB) zoning district allows for the use of parking stackers subject to a Conditional Use Permit (CUP) as outlined in CCMC Section 17.320.025.G, and the proposed parking stacker layout complies with all other applicable provisions regarding parking design and layout guidelines, as well as the determination of the Board of Zoning Adjustment (BZA) as it relates to parking stall and drive aisle /backup dimensions. Parking stacker spaces are consistent with the dimensions identified in the preliminary parking operations plan. The associated screening structure complies with all setbacks and height limitations (fifty-six (56) feet) of the CRB Zone.

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

The subject site's General Plan land use designation is Light Industrial, which corresponds to the Industrial Light (IL) zoning district, while the zoning designation of the site is CRB. The proposed use of parking stackers, which is the subject of the Conditional Use Permit (AUP), is allowed in all non-residential zones, including IL, IG, and CRB, subject to approval of a CUP. Further, the Light Industrial General Plan land use designation is designed to allow a limited variety of light manufacturing and industrial uses that can be contained within wholly enclosed structures, as well as commercial uses and office. The proposed use of parking stackers for the existing development will be consistent with this purpose as it will serve an existing office and media production facility that is consistent with the goals of allowing clean, quiet industry and commercial office within the subject land use designation. In addition, the proposed use is consistent with General Plan Policy 1.H, which calls for ensuring adequate parking to meet parking demands. This application does not include any variance or request to amend the General Plan, Zoning Code, or corresponding designation and there is no applicable Specific Plan for this location.

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

The proposed use of parking stackers, is designed to be screened from surrounding streets and residential properties with a gray sound-attenuating material that will blend into the existing improvements. The stackers will be located at various locations, including surface parking lot area and the rooftop of the parking structure. Per the preliminary parking operations plan and conditions of approval, the stackers will be fully managed by parking attendants, have limited operating hours, and will incorporate operating procedures for the attendants. The subject site is located along Washington Boulevard and is surrounded by a mix of commercial, institutional, and faith-based uses, as well as residential uses, which are located primarily to the south of the site. The parking operations plan and conditions of

approval are incorporated in order to be sensitive to surrounding residential uses and ensure compatibility with those uses. Such conditions of approval include implementation of supplemental perimeter landscape to improve buffering from the subject site and use, restrictions on radio communications between attendants, look-back assessment of the operations related to noise, landscape, queuing, and circulation. The proposed stackers and screening structures comply with setbacks and height limitations of the subject zone, including additional step-backs required from surrounding residential properties. The individual stalls and backup/drive aisles are in compliance with the findings of the circulation assessment and preliminary operations plan, as determined appropriate by the BZA. The primary use of the site will continue to be office and media production. Access points to the site will remain unchanged, thereby maintaining existing consistency with surrounding non-residential properties along Washington Boulevard, the majority of which are developed in a similar layout of having the primary building at the front of the site with the off-street parking located towards the rear or side of the site. The building is occupied by one single tenant, an office/media production use that is expected to continue, which minimizes the complexity of operations coordination; the parking will be provided solely for the tenant of the building and will be administered by the operator of the business. In addition, the Project is conditioned to require that a final parking operations plan outlining all operational procedures be submitted for review and approval by the Current Planning Division, and be updated as necessary should tenancy or uses change; such a plan must show all parking will be managed in such a way to maximize compatibility with surrounding uses. The design, size, location and operating characteristics of the proposed use of parking stackers comply with the Zoning Code, will not have an impact on adjacent uses, and are therefore found to be compatible with the existing and future commercial land uses in the vicinity of the subject site.

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

The Project site is comprised of three (3) developed parcels, which are generally flat, and irregularly shaped, totaling approximately 240,890 square feet (5.53 acres) of lot area. The site is located along a primary artery (Washington Boulevard), within an urbanized area, and surrounded by other non-residential uses, with residential uses primarily to the south. The applicant proposes to provide parking stackers within the existing parking areas to increase the amount of on-site parking to meet current site demands. A total of 234 off-street parking spaces are proposed to be provided in two-level and three-level parking stacker configuration, which along with other proposed changes will result in a surplus of 145 spaces for the site. The size, and configuration of the parking spaces will be provided in compliance with the supporting technical documents, per the determination of the BZA, with backup/drive aisles sufficiently wide for attendants to maneuver vehicles in and out of the parking stalls. The site provides ample room for the proposed parking stackers, including existing two-lane access driveways from Washington Boulevard. The property will be able to adequately provide space for all necessary circulation, and required site amenities such as landscaping, bicycle racks, and on-site handicap accessible parking. Access will continue to be provided from two double-lane driveways along Washington Boulevard at the middle and westerly edge of the site, consistent with the provision of

access for parking on adjoining properties, and will be reconstructed to comply with American's with Disabilities Act (ADA) standards. There are no physical constraints that would prevent or create a hazard by the provision or use of the parking stackers. Due to the various design features and conditions of approval, the proposed parking stackers will not create any conflicts with surrounding land uses and will not require the provision of additional utilities.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental 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 requested approval for the use of parking stackers, which are proposed to support an existing office/media production facility occupied by a single tenant, will result in an improvement to the site and property in the vicinity, as well as to the general public interest, safety and welfare, by providing an increased number of stalls to better absorb existing parking demands. Specifically, the proposal will better manage on-site vehicles, reducing the amount of vehicle movements and related noise; it will also serve to reduce demand for on-street parking on surrounding streets, including residential. In addition, the additional improvements related to circulation, landscaping, and lighting, will serve to improve the queuing at the entry driveway, reducing traffic/circulation conflicts, improve buffering between the site and surrounding residential properties and uses, and to address existing issues related to noise, screening, and light/glare. The parking will meet the necessary dimensions for size, access, circulation, and maneuverability, as supported by associated documentation, ensuring safe vehicle circulation is preserved. Since the parking stackers will be located on the existing parking structure and surface area towards the rear of the building, circulation at the driveway intersection with Washington Boulevard will not be negatively affected, as indicated in the circulation and queueing assessment prepared for the Project. Parking stackers will be screened with a noise-attenuating material and will be fully managed by attendants in compliance with a City-approved parking operations plan. The operations plan will limit stacker operations to certain hours, prohibit radio communication between attendants, and implement all necessary measures to ensure the use will not be detrimental to surrounding properties. Further, the establishment of parking stackers through this approval, and subject to the conditions of approval attached as Exhibit A, will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property or improvements in the surrounding industrial zoning district or vicinity and will not create negative on-site or off-site impacts.

**Administrative Use Permit**

As outlined in CCMC Section 17.530.020, the following required findings for an Administrative Use Permit (AUP) are hereby made:

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

1 The Commercial Regional Business Park (CRB) zoning district allows for the use of tandem  
2 parking configuration subject to an Administrative Use Permit as outlined in CCMC Section  
3 17.320.035.C.1.b, and the proposed tandem parking layout complies with all other  
4 applicable provisions regarding parking design and layout guidelines, including the BZA  
5 determination that managed parking. The proposed stall and drive aisle/backup dimensions  
6 comply with the recommendations of the related technical studies, such as the Preliminary  
Parking Operations Plan and Circulation and Queuing Assessment. Each tandem stall  
column will be double-striped per the Zoning Code, and provided with required perimeter  
landscape where abutting residential.

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

9 The subject site's General Plan land use designation is Light Industrial, which corresponds  
10 to the Industrial Light (IL) zoning district, while the zoning designation of the site is  
11 Commercial Regional Business Park (CRB). The proposed use of tandem parking, which  
12 is the subject of the Administrative Use Permit (AUP), is allowed in all non-residential zones,  
13 including IL, IG, and CRB, subject to approval of an AUP. Further, the Light Industrial  
14 General Plan land use designation is designed to allow a limited variety of light  
15 manufacturing and industrial uses that can be contained within wholly enclosed structures,  
16 as well as commercial uses and office. The proposed use of tandem parking to support the  
17 existing development will be consistent with this purpose as it will serve an office/media  
production facility that is consistent with the goals of allowing clean, quiet industry and  
commercial office within the subject land use designation. In addition, the proposed use is  
consistent with General Plan Policy 1.H, which calls for ensuring adequate parking to meet  
parking demands. This application does not include any variance or request to amend the  
General Plan, Zoning Code, or corresponding designation and there is no applicable  
Specific Plan for this location.

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

20 The proposed use of dual- and triple-tandem parking configuration, is in compliance with  
21 the design and size requirements supported by the circulation and queueing assessment,  
22 as determined appropriate by the BZA, including access and backup aisles. The tandem  
23 parking area will be designed with a new five (5) foot minimum wide landscape planter along  
24 the entire perimeter of the area, which abuts residential properties. The plantings will be  
25 required to be of a type and quantity that provides a dense buffer between the parking area  
26 and surrounding residential uses. The tandem parking will be located within the existing  
27 southerly surface parking lot, which is located at the rear of the site behind the office/parking  
28 building, and is accessed by an existing ±300 foot long dual-lane driveway connecting with  
29 Washington Boulevard. This will be consistent with surrounding non-residential properties  
that are developed in a similar layout of having the primary building at the front of the site  
along and off-street parking located towards the rear or side of the site. The site is occupied  
by one single tenant, a media production use, which is expected to continue. The parking  
will be fully managed by parking attendants, per the parking operations plan, which will  
outline the management of the tandem stalls and further ensure minimal movement of  
vehicles and appropriate noise management. The operations plan will be updated as

necessary should the tenant/use change. The design, location and operating characteristics of the proposed use of tandem parking comply with applicable standards, will not have an impact on adjacent uses, and are therefore found to be compatible with the existing and future commercial land uses in the vicinity of the subject site.

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

The Project site is comprised of three (3) parcels developed with two (2) structures, containing media production, office, and parking. The parcels are generally flat and rectangular in shape, totaling approximately 240,890 square feet (5.53 acres) of lot area. The site is located along a primary artery (Washington Boulevard), within an urbanized area, and surrounded by a mix of commercial and residential land uses. The applicant proposes to provide eighty-six (86) off-street parking spaces (43 pairs) in a dual-tandem configuration and seventy-eight (78) triple-tandem stalls in order to increase the amount of on-site parking within the existing southerly surface parking lot, which along with other improvements will result in a surplus of 145 spaces for the site. The size and configuration of the parking spaces will be provided in compliance with the findings of the circulation assessment, per the determination of the BZA. The site provides ample room for the proposed parking configuration, including access driveway, back-up space necessary for attendants to maneuver vehicles in and out of the parking stalls, and queueing aisle. The property will be able to adequately provide space for all necessary circulation, and required site amenities such as a new landscape planters, bicycle racks, and on-site handicap accessible parking. Access will continue to be provided from two (2) dual-lane driveways along Washington Boulevard at the center and westerly edge of the site. The driveways will be reconstructed to comply with American's with Disabilities Act (ADA) standards. There are no physical constraints that would prevent or create a hazard by the provision or use of the tandem parking. As a currently developed site, it will not require the provision of additional utilities for the implementation of the tandem parking. The proposed tandem parking configuration will not create any conflicts with surrounding land uses and will not require the provision of additional utilities.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental 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 requested approval for the use of tandem parking, which will be used by a single tenant office/media production use, will result in an improvement to the site and property in the vicinity, as well as to the general public interest, safety and welfare, by providing an increased number of parking stalls on-site. The parking will meet the standards for size, access, circulation, and maneuverability supported by the circulation assessment, ensuring safe vehicle circulation is preserved. Since the tandem parking will be located within the existing parking area at the rear of the site, which is accessed by the existing approximately 300 foot long dual lane driveway, circulation at its intersection with Washington Boulevard will not be negatively affected. The increase in on-site parking will alleviate demand for parking on surrounding residential streets. Landscape screening will provide a buffer

1 between the tandem parking and surrounding residential uses. Additional adjustments to  
2 site improvements, such as lighting, will serve to enhance the site and compatibility with  
3 surrounding uses. The parking will be fully managed and operations will be conducted in  
4 manner that is mindful of surrounding property and improvements. Further, the  
5 establishment of on-site tandem parking through this approval, and subject to the conditions  
6 of approval attached as Exhibit A, will not be detrimental to the public interest, health, safety,  
or general welfare or injurious to persons, property or improvements in the surrounding  
commercial and residential zoning districts or vicinity and will not create negative on-site or  
off-site impacts.

7 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
8 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,  
9 P2018-0071-CUP, and Administrative Use Permit, P2019-0071-AUP, subject to the conditions  
10 of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.  
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12 APPROVED and ADOPTED this 10th day of April, 2019.  
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15 \_\_\_\_\_  
16 EDWARD OGOSTA, CHAIRPERSON  
17 PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA

18 Attested by:  
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21 Susan Herbertson, Senior Planner  
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EXHIBIT A  
 RESOLUTION NO. 2019-P004  
 Case No. P2018-0071-CUP, P2018-0071-AUP  
 10950 Washington Boulevard

| NO.            | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                        | Agency           | Source   | Compliance Verification |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |          |                         |
| <b>1.</b>      | These Conditions of Approval are being imposed on new two-level and three-level parking stackers and managed tandem parking to support an existing media production facility (the "Project"), for the property located at 10950 Washington Boulevard (the "Property").                                                                                                                                                                                        | All              | Standard |                         |
| <b>2.</b>      | 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.                                                                                                                                                                                                                                                               | Current Planning | Standard |                         |
| <b>3.</b>      | 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.                                                                                                                                                                                                         | Current Planning | Standard |                         |
| <b>4.</b>      | 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 Current Planning Division prior to the expiration of the land use permit. | Current Planning | Standard |                         |
| <b>5.</b>      | Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.                                                                                                             | Current Planning | Standard |                         |
| <b>6.</b>      | The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".                                                                                                                                                                                                                                                                                                                                            | Current Planning | Standard |                         |

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| NO.            | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                       | Agency           | Source         | Compliance Verification |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                |                         |
| <b>7.</b>      | 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 and surrounding residential properties in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size. | Current Planning | <b>Special</b> |                         |
| <b>8.</b>      | All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".                                                                                                                                                                                                                                                                                                                         | Current Planning | Standard       |                         |
| <b>9.</b>      | The final landscape plan shall show, along all planters abutting residential property, supplemental plantings of a species and quantity to provide sufficient height and density to provide a visual and sound buffer from residential uses, as approved by the Current Planning Division and the Parks Division.                                                                                                                            | Current Planning | <b>Special</b> |                         |
| <b>10.</b>     | All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".                                                                                                                                                                                                                                                                                                                     | Current Planning | Standard       |                         |
| <b>11.</b>     | The project shall provide a minimum of fifty-two (52) parking stalls with Electrical Vehicle (EV) charging stations.                                                                                                                                                                                                                                                                                                                         | Current Planning | <b>Special</b> |                         |
| <b>12.</b>     | Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.                                                                                                                                                                                                                                                                                    | Current Planning | Standard       |                         |
| <b>13.</b>     | All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.                                                                                                                                                                                                                                                                                                     | All              | Standard       |                         |

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|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|-------------------------|
| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |                |                         |
| <b>14.</b>     | 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       |                         |
| <b>15.</b>     | Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. | Public Works | Standard       |                         |
| <b>16.</b>     | 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       |                         |
| <b>17.</b>     | Existing driveway aprons shall be reconstructed to be compliant with current ADA regulations.                                                                                                                                                                                                                                                                                                                                                                                           | Public Works | <b>Special</b> |                         |
| <b>18.</b>     | 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       |                         |
| <b>19.</b>     | The Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the 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 | <b>Special</b> |                         |
| <b>20.</b>     | All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste                                                                                                                                                                                                                                                                                                                                                       | Public Works | Standard       |                         |

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| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |                |                         |
|                | Management”, which outlines the Environmental Programs and Operations Division’s exclusive franchise for this service.                                                                                                                                                                                                                                                                                                  |                               |                |                         |
| <b>21.</b>     | The Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.                                                                                                                                                                                                                                                                           | Public Works                  | <b>Special</b> |                         |
| <b>22.</b>     | Project is subject to organic waste recycling per Assembly Bill 1826.                                                                                                                                                                                                                                                                                                                                                   | Public Works                  | <b>Special</b> |                         |
| <b>23.</b>     | 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/<br>Fire             | Standard       |                         |
| <b>24.</b>     | Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.                                                                                                                                                                                                                                                                               | Building/<br>Current Planning | Standard       |                         |
| <b>25.</b>     | 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       |                         |
| <b>26.</b>     | The project will be required to comply with CalGreen mandatory commercial measures, provide checklist on plans.                                                                                                                                                                                                                                                                                                         | Building                      | <b>Special</b> |                         |
| <b>27.</b>     | 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       |                         |
| <b>28.</b>     | As part of the building permit submittal, the Applicant shall provide stacked parking manufacturer’s shop drawings and cut sheets and narrative of the operation of the stack                                                                                                                                                                                                                                           | Building                      | <b>Special</b> |                         |

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| <b>GENERAL</b> |                                                                                                                                                                                                                                                                                                                              |                  |          |                         |
|                | parking machines. The parking stackers and associated equipment shall be approved by a recognized US testing agency. Provide detailed proposed weights of the stacked parking, including maximum stacked and parked vehicles and detailed structural analysis of the parking structure and any structural upgrades proposed. |                  |          |                         |
| <b>29.</b>     | Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.                                                                                                                                      | Current Planning | Standard |                         |

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Agency                             | Source   | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |          |                         |
| <b>30.</b>                               | A covenant and agreement, on a form provided by the Current 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 Current Planning Division. | Current Planning/<br>City Attorney | Standard |                         |
| <b>31.</b>                               | The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant’s and Property Owner’s sole cost and expense, with legal counsel selected by the City in its sole discretion), the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without                                                               | City Attorney                      | Standard |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Agency                            | Source         | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |                |                         |
|                                          | limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and Property Owner.                                                                                                                                                                                                                                                                                                                                                     |                                   |                |                         |
| <b>32.</b>                               | 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 Current Planning Division for review and approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Current Planning/<br>Parks & Rec. | Standard       |                         |
| <b>33.</b>                               | <p>A minimum of three sets of final lighting plans, identifying the location of all lighting fixtures, foot candle levels throughout the site, photometric illustrations, and all necessary details and information demonstrating compliance with all code requirements, including CCMC Section 17.300.040 – Outdoor Lighting.</p> <p>All exterior lighting shall be shown to be energy efficient, architecturally integrated and compatible with the building design, shielding or recessed, and installed such that it is directed onto the subject site and does not impact, spillover or glare onto adjoining properties.</p> <p>Timers, sensors, and dimmers, shall be implemented in order to turn off lights during hours when they are not needed, and minimize potential for lighting nuisances to adjoining residential uses.</p> | Current Planning                  | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |                |                         |
| <b>34.</b>                               | The Applicant shall obtain a sewer easement for the City sewer main line along the west property line. The sewer easement shall extend 5 feet on either side of the sewer line. The sewer easement shall be shown on the building permit plans, and no construction shall be allowed within easement.                                                                                                                                                                                                                                                                                                                                                                             | Public Works              | <b>Special</b> |                         |
| <b>35.</b>                               | 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/<br>Public Works | Standard       |                         |
| <b>36.</b>                               | 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/<br>Public Works | Standard       |                         |
| <b>37.</b>                               | 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 and Safety (CCBS) inspector on arrival on site, and 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 | Building                  | Standard       |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Agency                            | Source   | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |          |                         |
|                                          | performed on such work. The CCBS Division reserves the right to reject any special inspector at any time for the duration of the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |          |                         |
| <b>38.</b>                               | <p>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 Current 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 Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>D. The location, times, and estimated duration</p> | Current Planning/<br>Public Works | Standard |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Agency       | Source         | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                |                         |
|                                          | <p>of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                |                         |
| <b>39.</b>                               | <p>A Construction Replacement Parking Plan shall be prepared and submitted for review and approval prior to the issuance of any Project demolition, grading or excavation permit. The Construction Replacement Parking Plan shall identify the off-site parking facilities and their parking space allocations that will be used for replacement parking during Project construction as well as the procedures that will be followed for safe pedestrian and vehicular movement between the off-site location(s) and the Project Site. The Construction Replacement Parking Plan shall also include parking lease agreements for the facilities not under the control of Project ownership and a shuttle service plan for transporting persons parking more than one-fourth mile from the site.</p>      | Public Works | <b>Special</b> |                         |
| <b>40.</b>                               | <p>Prior to permit issuance, provide a Trash/Recycling Management Plan (Plan) for review and approval that demonstrates adequate trash and recycling capacity and comply with Assembly Bill 939, 1826, and 341 waste diversion goals. Elements of the Plan shall include the following:</p> <ul style="list-style-type: none"> <li>a. Projection of waste generation by type, e.g. food, mixed waste, mixed recyclables, etc. The projection can be based on similar businesses of similar size and performance.</li> <li>b. Determination and sizing and placement of trash enclosures/trash rooms, applicant shall divert at least 50% of the waste through recycling and 75% by the year 2020 for all commercial enterprises that generate four (4) or more cubic yards per week of waste,</li> </ul> | Public Works | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                |                         |
|                                          | <p>and multi-family housing complexes with five or more units.</p> <p>c. A detailed site plan depicting collection sites to capture waste from point of generation such as waste chutes and trash room areas. Indicate on the plan details for the trash chutes in residential hallway areas that will provide access to both recycling and solid refuse bins.</p> <p>d. A site plan showing location of bins. The number of bins and/or compactors should be adequate to store the projected waste; and by extension, the trash enclosure shall be adequate to store the bins. The site plan shall also include a detail of trash areas fully dimensioned showing bin placement to scale with bins labeled accordingly, "Recycle", "Refuse", or "Organic Waste".</p> <p>e. A separate tenant access door shall be provided for daily use (disposal) to the trash enclosure/ trash room(s).</p> <p>f. A vehicle travel plan depicting ingress, egress, and turning radius of collection vehicles and/or scout vehicles. The plan shall show path of travel and dimensions of travel lanes.</p> <p>g. Include language in the Trash/Recycling Management Plan that a floor drain will be constructed and connected to the proposed/existing sewer lateral for maintenance purposes.</p> |              |                |                         |
| <b>41.</b>                               | Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Public Works | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>42.</b>                               | Three (3) sets of on-site improvement plans (grading plans/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, and an erosion control plan. This plan shall be approved for on-site construction only. If more than 5,000 S.F., SUSMP compliance will be required and provided on grading plans/Site Improvement Plans. | Public Works | <b>Special</b> |                         |
| <b>43.</b>                               | The Applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.                                                                                                         | Public Works | <b>Special</b> |                         |
| <b>44.</b>                               | The Applicant shall submit three (3) sets of off-site improvement plans (Street-Use Plans) prepared by a civil engineer registered in the State of California, to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.                                          | Public Works | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                |                         |
| <b>45.</b>                               | 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       |                         |
| <b>46.</b>                               | <p>The applicant shall be responsible for the implementation of measures to reduce impacts to migratory and/or nesting bird species to below a level of significance through the following 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 ensure that no active nests are disturbed.</p> <p>If vegetation and landscape removal is scheduled to occur during the general avian breeding season (February 15 through August 31) and/or commencement of construction activities (including but not limited to, staging, ground disturbance, grading, or construction activity) is proposed to begin during said season, and avoidance of said season is not avoidable, then measures shall be implemented to avoid take of birds or their eggs.</p> <p>a. Preconstruction Nesting Bird Survey. Beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300</p> | Current Planning | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Agency | Source | Compliance Verification |
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| <b>PRIOR TO BUILDING PERMIT ISSUANCE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |        |                         |
|                                          | <p>feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days (72 hours) prior to the initiation of project activities.</p> <p>b. Presence of Birds and Active Nests. If a protected native bird is found, the applicant shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. 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. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Culver City Current Planning Division and, upon request, the Department. Based on the submitted information, the Culver City</p> |        |        |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Agency                        | Source         | Compliance Verification |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------|-------------------------|
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|                                          | <p>Current Planning Division (and the Department of Fish and Game, if the Department requests) will determine whether to allow a narrower buffer.</p> <p>c. Biological Monitoring. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project applicant shall provide the Culver City Current Planning Division the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> |                               |                |                         |
| <b>47.</b>                               | 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       |                         |
| <b>48.</b>                               | 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                      | <b>Special</b> |                         |
| <b>49.</b>                               | The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.                                                                                                                                                                                                                                                                                                                                                                                                                  | Public Works                  | <b>Special</b> |                         |
| NO.                                      | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Agency                        | Source         | Compliance Verification |
| <b>DURING CONSTRUCTION</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |                |                         |
| <b>50.</b>                               | During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant,                                                                                                                                                                                                                                                                                                                                                                                                                                    | Building/<br>Current Planning | Standard       |                         |

EXHIBIT A  
 RESOLUTION NO. 2019-P004  
 Case No. P2018-0071-CUP, P2018-0071-AUP  
 10950 Washington Boulevard

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                     | Agency                           | Source         | Compliance Verification |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------|-------------------------|
| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                            |                                  |                |                         |
|                            | Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official. |                                  |                |                         |
| <b>51.</b>                 | The Property shall be maintained daily so that it is free of trash and litter.                                                                                                                                                                                                                                             | Building                         | Standard       |                         |
| <b>52.</b>                 | During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.                                                                                                                                                                                                | Building                         | Standard       |                         |
| <b>53.</b>                 | 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       |                         |
| <b>54.</b>                 | All jobsite supervisors, contractors, subcontractors, etc. shall give their priority to a CCBS Inspector on site.                                                                                                                                                                                                          | Building                         | <b>Special</b> |                         |
| <b>55.</b>                 | During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.                                                                                 | Building                         | Standard       |                         |
| <b>56.</b>                 | 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 Current Planning Manager.                                                             | Building/<br>Current<br>Planning | Standard       |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Agency                                         | Source         | Compliance Verification |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------|-------------------------|
| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |                |                         |
| <b>57.</b>                 | 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 Current Planning Manager.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Building/<br>Current Planning/<br>Public Works | Standard       |                         |
| <b>58.</b>                 | Hours of construction shall be limited to the following: 8:00 AM to 7:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday; and no construction on 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. The Culver City Building and Safety Division reserves the right to adjust allowed construction hours as determined necessary through the course of the project. | Building/<br>Public Works                      | Standard       |                         |
| <b>59.</b>                 | 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 Culver City Building and Safety Division reserves the right to adjust the allowed construction staging areas as deemed necessary during the course of the project.                                                                                                                                                                                                                                                                                | Building/<br>Public Works                      | Standard       |                         |
| <b>60.</b>                 | The applicant shall submit a full size staging plan for review by the Engineering Division, and obtain approval for any use of any portion of any Culver City public right-of-way for operations, storage, or staging.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Building/<br>Public Works                      | <b>Special</b> |                         |
| <b>61.</b>                 | Vehicular and pedestrian access along Washington Blvd shall be maintained at all times during construction activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Public Works                                   | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                |                         |
| <b>62.</b>                 | <p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p> | Building/<br>Current<br>Planning | Standard       |                         |
| <b>63.</b>                 | The biological monitor required for avoidance of take of birds or their eggs, shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Current<br>Planning              | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |          |                         |
|                            | flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the City of Culver City Current Planning Division during the grubbing and clearing of vegetation, and shall notify the Culver City Current Planning Division immediately if project activities damage active avian nests.                                            |                                  |          |                         |
| <b>64.</b>                 | 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/<br>Current<br>Planning | Standard |                         |
| <b>65.</b>                 | 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/<br>Public<br>Works     | Standard |                         |
| <b>66.</b>                 | 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 |                         |
| <b>67.</b>                 | 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                                                                                                                                      | Building/<br>Public<br>Works     | Standard |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                        | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                  | Agency   | Source         | Compliance Verification |
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| <b>DURING CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                         |          |                |                         |
|                            | 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. |          |                |                         |
| <b>68.</b>                 | All trucks driving to or from the job-site shall obtain Culver City haul route permits from the Engineering Division                                                                                                                                                                    | Building | <b>Special</b> |                         |

| NO.                                                          | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                               | Agency                            | Source         | Compliance Verification |
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| <b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |                |                         |
| <b>69.</b>                                                   | 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 October 12, 2017 and May 17, 2018 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       |                         |
| <b>70.</b>                                                   | 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       |                         |
| <b>71.</b>                                                   | A lot tie shall be completed in order to hold Los Angeles County Assessor's Parcel Numbers 4208-024-001, 4208-024-002 and 4208-025-018 as one (1) parcel.                                                                                                                                                                                                                                                                                                            | Public Works/<br>Current Planning | <b>Special</b> |                         |
| <b>72.</b>                                                   | Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or                                                                                                                                                                                                                                                                                                                                | Public Works                      | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.                                                          | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Agency           | Source   | Compliance Verification |
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| <b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |          |                         |
|                                                              | replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |          |                         |
| <b>73.</b>                                                   | <p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A. 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</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p> | All              | Standard |                         |
| NO.                                                          | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Agency           | Source   | Compliance Verification |
| <b>ON-GOING</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |          |                         |
| <b>74.</b>                                                   | 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 April 10, 2019, excepted as modified by these Conditions of Approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Current Planning | Standard |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

| NO.             | CONDITIONS OF APPROVAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Agency                                               | Source         | Compliance Verification |
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| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                      |                |                         |
| <b>75.</b>      | 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       |                         |
| <b>76.</b>      | 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, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. 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       |                         |
| <b>77.</b>      | All graffiti shall be removed from the Property within 48 hours of its application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Building/<br>Current<br>Planning/<br>Public<br>Works | Standard       |                         |
| <b>78.</b>      | The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Public<br>Works                                      | Standard       |                         |
| <b>79.</b>      | Within six months <u>and one (1) year</u> after project completion, the applicant shall submit to the City, an after-construction project field review and assessment, <u>prepared by the Project traffic engineer</u> , to determine if the additional vehicles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Public<br>Works                                      | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
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10950 Washington Boulevard

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| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                |                         |
|                 | can be accommodated in the westbound left-turn lane and the eastbound right-turn “pocket” without traffic backing out onto the Washington Boulevard through lanes. The “after-project study” shall also assess the demand for on-site parking and ability of the “phase 1” improvements to accommodate said demand, including any queuing or circulation conflicts, to inform if approval of “phase 2” improvements would be appropriate. If the after-construction study and assessment identifies that queues of traffic back out into the through lanes of Washington Boulevard <u>or any on-site circulation conflicts</u> , the applicant shall provide additional corrective measures as deemed appropriate by the City. |                         |                |                         |
| <b>80.</b>      | If <u>within one (1) year after project completion</u> , residential permit parking is requested as a result of the site’s tenants, employees, or visitors parking in the residential neighborhood streets, the Applicant shall be responsible <u>for the preparation of a permit parking survey to determine the amount of intrusion into the neighborhood, if any, and, if warranted,</u> to pay for the cost of two (2) parking permits per dwelling unit in said parking district for a period of three (3) years.                                                                                                                                                                                                         | Public Works            | <b>Special</b> |                         |
| <b>81.</b>      | <u>Within six (6) months and one (1) year after project completion, the Applicant shall submit a follow-up noise study, prepared by the Project noise consultant, including all items identified in the Noise Monitoring Program of the current Environmental Noise Impact Study, and identify any project related noise conflicts. If the follow-up study and monitoring program identify any such conflicts, or exceeds the projected noise levels or thresholds of the General Plan, the Applicant will work with the City to identify and implement additional corrective design features or measures.</u>                                                                                                                 | <u>Current Planning</u> | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------|
| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                |                         |
| 81.             | A maintenance inspection report for the stacked parking facility shall be prepared at the sole expense of the applicant and shall be submitted annually to the Current Planning Division for review.                                                                                                                                                                                                               | Current Planning | <b>Special</b> |                         |
| 82.             | The entire parking facility, including parking stackers and managed tandem parking, shall have a parking attendant on-site at all times, including weekends and "off season", which shall ensure continued compliance with all operational requirements and conditions of approval. The total number of attendants at various times of day shall be in compliance with the final approved Parking Operations Plan. | Current Planning | <b>Special</b> |                         |
| 83.             | Parking attendants shall be prohibited from communicating via radio ("walkie-talkie") or other similar potentially nuisance generating device or method, in order to minimize potential operational noise.                                                                                                                                                                                                         | Current Planning | <b>Special</b> |                         |
| 84.             | All parking shall be operated and coordinated such that vehicle retrieval results in parking activities moving away from the surrounding residential properties as evening and times of higher noise sensitivity approach, and to minimize the shuffling of vehicles.                                                                                                                                              | Current Planning | <b>Special</b> |                         |
| 85.             | <u>Upon business opening, the parking stackers shall be managed to first locate stacked parking at the highest location on the roof level of the parking structure and move thereafter located on the lower levels so that the upper level stacked parking is vacated earliest in the day from the parking stackers by 5:00 pm.</u>                                                                                | Current Planning | <b>Special</b> |                         |
| 86.             | The parking stacker operations shall be restricted to the hours of 8:00 am to 5:00 pm, Monday through Friday.                                                                                                                                                                                                                                                                                                      | Current Planning | <b>Special</b> |                         |
| 87.             | The Project shall be phased, such that the two-level parking stackers along the exterior                                                                                                                                                                                                                                                                                                                           | Current Planning | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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| <b>ON-GOING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                |                         |
|                 | southerly edge of the parking structure are not installed as part of the first phase, but would be allowed as a second phase if <del>there is a need to implement the additional parking, as determined through</del> the required after-construction studies of <del>the Project noise,</del> queuing and circulation, <del>and provided demonstrate that</del> no conflicts or nuisance conditions <del>arise have been created</del> during the assessment period. If the after-construction studies <del>demonstrate that identifies a demand, and</del> no conflicts or nuisance conditions <del>arise have been created</del> during the six (6) month assessment period, the “phase 2” stackers may be implemented through an administrative approval.                                                                   |                  |                |                         |
| 88.             | The Applicant shall continue to discuss the landscape plantings <u>with the</u> abutting <del>the</del> property <u>owner</u> at 4055 Charles Avenue, <del>with the corresponding property owner and City staff,</del> in order to ensure <u>agreement on</u> the installation of appropriate landscape abutting this property, <del>and shall revise the Project as part of the</del> final landscape plan <u>accordingly for submittal to the Current Planning Division to reflect the agreement.</u> One (1) year after installation, the landscape will be assessed and supplemental plantings or other strategies, shall be implemented if <u>agreed upon with the abutting property owner</u> <del>found to be deficient.</del> The Applicant shall obtain any necessary authorizations from the abutting property owner. | Current Planning | <b>Special</b> |                         |
| 89.             | The Applicant shall continue to discuss the perimeter wall/fencing with the abutting property owners at 4055 and 4056 Charles Avenue, and City staff, in order to ensure <u>an</u> appropriate <del>wall</del> <u>sound</u> buffer <u>is provided.</u> The Applicant shall implement the design determined through this process and obtain any necessary authorizations from the abutting property owner in order to construct the wall/fence.                                                                                                                                                                                                                                                                                                                                                                                  | Current Planning | <b>Special</b> |                         |

EXHIBIT A  
RESOLUTION NO. 2019-P004  
Case No. P2018-0071-CUP, P2018-0071-AUP  
10950 Washington Boulevard

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|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|-------------------------|
| <b>ON-GOING</b> |                                                                                                                                                                                                                               |                  |          |                         |
| 90.             | Any 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. | Current Planning | Standard |                         |