

1 RESOLUTION NO. 2016-P019

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER  
3 CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, P2016-0128-SPR,  
4 ADMINISTRATIVE USE PERMIT, P2016-0128-AUP, ADMINISTRATIVE  
5 MODIFICATION, P2016-0128-AM, AND TENTATIVE PARCEL MAP, P2016-  
6 0128-TPM TO ALLOW MODIFICATIONS TO A PREVIOUSLY ENTITLED  
7 PROJECT AT 6161 CENTINELA AVENUE FOR THE DEVELOPMENT OF A 6-  
8 STORY, 137.5 FOOT HIGH, 281,000 SQUARE FOOT OFFICE BUILDING BUILT  
9 OVER A 7-LEVEL PARKING STRUCTURE.

10 (Site Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP,  
11 Administrative Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM)

12 WHEREAS, Centinela Development Partners (the "Applicant") proposes modifications  
13 to existing Site Plan Review, SPR P2007196 to develop a creative office building and parking  
14 structure known as Entrada Creative Office Project consisting of a 6-story, 137.5 foot high,  
15 281,000 square foot office building built over a 7-level parking structure (the "Modified Project")  
16 at 6161 Centinela Avenue (the "Project Site"). The Project Site is designated in the City's  
17 General Plan as a "Regional Center" and is zoned CRB (Commercial Regional Business Park).

18 WHEREAS, on February 27, 2008, the Planning Commission adopted Resolution No.  
19 2008-P002 Certifying the Entrada Office Tower Project Final Environmental Impact Report  
20 (FEIR); adopted Resolution No. 2008-P003 adopting a Statement of Overriding Considerations  
21 (SOC) and Mitigation Monitoring and Reporting Program (MMRP); and adopted Resolution No.  
22 2008-P004 approving Site Plan Review, SPR P-2007196 and Tentative Parcel Map, TPM  
23 P2007199, and recommended to the City Council approval of Height Exception, HTEX P-  
24 007200 for the construction of a 12-story, 176 foot high (189.5 foot overall height top the top of  
25 parapet), 326,974 square feet office tower (the "Approved Project"); and  
26

27 WHEREAS, the United Neighbors of Westchester, submitted a timely appeal to the City  
28 Clerk on March 13, 2008, appealing the Planning Commission's certification of the FEIR,  
29

1 adoption of SOC and MMRP, approval of Site Plan Review, SPR P-2007196 and Tentative  
2 Parcel Map, TPM P2007199 (the "Appeal") and requesting that the City Council deny the  
3 request for Height Exception, HTEX P-007200; and

4 WHEREAS, On April 15, 2008, the City Council, adopted Resolution No. 2008-R019  
5 certifying the FEIR and Resolution No. 2008-R020 adopting an SOC and MMRP; and

6  
7 WHEREAS, on April 15, 2008 the Culver City Redevelopment Agency (CCRA) approved  
8 a Design for Development for the Project Site that established development standards  
9 permitting a structure up to 176 feet in height; and

10  
11 WHEREAS, on April 15, 2008, the City Council adopted Resolution No. 2008-R021  
12 denying the Appeal and upholding the Planning Commission's decision and approved SPR P-  
13 2007196, Tentative Parcel Map, TPM P2007199, and Height Exception, HTEX P-007200; and

14  
15 WHEREAS, from 2010 through 2015, after considering substantial evidence, the  
16 Approved Project permits were extended; and

17  
18 WHEREAS, On April 4, 2016 the Applicant submitted a Preliminary Project Review  
19 application for the Modified Project that was deemed complete on April 19, 2016;

20  
21 WHEREAS, on July 25, 2016, the Applicant submitted an application for a Site Plan  
22 Review Modification, Administrative Use Permit, Administrative Modification and a Tentative  
23 Parcel Map, for the Modified Project to allow for a 6-story, 137.5 foot high, 281,000 square foot  
24 office building built over a 7-level parking structure which substantially differs in height, volume  
25 and architectural design from the Approved Project. Said application was deemed complete on  
26 October 19, 2016. Pursuant to CCMC Section 17.595.035, the proposed changes have been  
27 determined by the Director to be major and must be reviewed by the Planning Commission (the  
28 original review authority).

1  
2 WHEREAS, as evaluated under current conditions, the Modified Project proposes  
3 design changes and a reduction in height and size that that would reduce overall impacts on  
4 the environment. An Addendum (“Addendum”) to the Entrada Office Tower Project Certified  
5 EIR was prepared and determined the Modified Project would not result in any additional  
6 significant impacts, or a substantial increase in the severity of previously identified significant  
7 impacts, that would that require major revisions to the Certified EIR; therefore, pursuant to  
8 Sections 15162 and 15164 of the CEQA Guidelines (Cal. Code Regs., tit 14, § 15000 et seq.),  
9 the Modified Project does not require a Subsequent or Supplemental EIR; and  
10  
11

12 WHEREAS, on November 9, 2016, after conducting a duly noticed public meeting on  
13 Modified Project, including Site Plan Review, P2016-0128-SPR, Administrative Use Permit,  
14 P2016-0128-AUP, Administrative Modification, P2016-0128-AM, and Tentative Parcel Map,  
15 P2016-0128-TPM, including full consideration of all reports and public comment, the Planning  
16 Commission: i) by a vote of \_\_\_\_ to \_\_\_\_ approved the Addendum to the Entrada Office  
17 Tower Project Certified EIR, finding that the Modified Project would not result in any additional  
18 significant impacts, or a substantial increase in the severity of previously identified significant  
19 impacts, that would require major revisions to the Certified EIR, and that preparation of a  
20 Subsequent or Supplemental EIR is not required; and ii) by a vote of \_\_\_ to \_\_\_ approved Site  
21 Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative  
22 Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM for the Modified  
23 Project, as set forth herein below.  
24  
25  
26

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

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

3  
4 **Site Plan Review**

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

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

14 The general layout of the site improvements, including but not limited to, orientation and  
15 location of buildings and open space, vehicular and pedestrian access and circulation,  
16 vehicular parking and loading facilities, refuse storage facilities and similar appurtenant  
17 site improvements, have been designed to harmonize with the existing developments in  
18 the vicinity and is consistent with all applicable standards of the City's Zoning Code, the  
19 Design for Development for the Project Site that established development standards  
20 permitting a structure up to 176 feet in height and the Height Exception as originally  
21 approved by the City Council per City Council Resolution No. 2008-R021.

22  
23 **B. The architectural design of the structure and the materials and colors are  
24 compatible with the scale and character of surrounding development and other  
25 improvements on the site and are consistent with the purpose and intent of this  
26 Chapter, the requirements of the zoning district in which the site is located, and  
27 with all applicable development standards and design guidelines.**

28 The architecture of the office building and parking structure, including but not limited to,  
29 the character, scale, quality of design, relationship to the site and adjacent development,  
and building materials have been designed to be consistent with all applicable standards  
of the City's Zoning Code; the Design for Development for the Project Site and Height  
Exception as originally approved by the City Council per City Council Resolution No.  
2008-R021. The quality design of the Modified Project is compatible with the character  
of adjacent development and improvements.

30  
31 **C. The landscaping, including the location, type, size, color, texture, and coverage  
of plant materials, provisions for irrigation, and protection of landscape elements  
has been designed to create visual relief, complement structures, and provide an**

1 **attractive environment and is consistent with the purpose and intent of this**  
2 **Chapter, the requirements of the zoning district in which the site is located, and**  
3 **with all applicable development standards and design guidelines.**

4 The Modified Project will provide row of trees planted along the Centinela Avenue  
5 frontage. Additional landscaped areas would be provided at the main entrance to the  
6 office building, within the plaza between the Modified Project and the existing hotel  
7 conference center, and on the building's main amenity deck and balconies. The  
8 landscaping of the front court drive is intended to help create a unified appearance for  
9 the Project Site while enhancing views from Centinela Avenue. In addition, the façade  
10 of the parking structure will be enhanced with live plant material on the building walls. A  
11 green roof is also proposed for a portion of the office building roof area. The landscaping,  
12 including but not limited to the location, type, size, quantity and coverage of plant  
13 material has been designed to complement the buildings and structures on the site, help  
14 conserve energy, ensure visual relief, help reduce heat gain from paved areas, and to  
15 provide an attractive environment for the enjoyment of the occupants of the buildings  
16 and the public in general. The proposed landscaping meets all Zoning Code  
17 requirements.

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

22 The Modified Project will not result in conflicts with uses in the existing adjacent  
23 commercial areas nor will it interfere with the use and enjoyment of adjacent  
24 development. The design of the Modified Project, including on and off site circulation  
25 and parking, will not result in vehicular or pedestrian hazards. The Modified Project has  
26 been designed to conform to all applicable provisions of the CRB (Commercial Regional  
27 Business Park) Zone, and all other applicable City development standards. Approval of  
28 the Modified Project is in the best interest of the public health, safety and general  
29 welfare.

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

35 The existing and proposed public service facilities necessary to accommodate the  
36 Modified Project such as: the width and pavement of the adjoining streets, traffic control  
37 devices, sewers, storm drains, street lights, proposed street trees, fire protection  
38 devices, and public utilities are provided for adequately as confirmed by the City  
39 agencies that reviewed the Modified Project during the interdepartmental review  
40 process.

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

3 The General Plan Land Use Element designates the property as Regional Center. The  
4 property is presently zoned CRB (Commercial Regional Business Park) which permits  
5 the proposed office development. The proposal is consistent with these designations  
6 and respects all provisions and development regulations of the Zoning Code and  
7 General Plan. This new commercial development and activity is consistent with General  
8 Plan Land Use Objective 6 because the Modified Project will revitalize the physical  
9 character and economic wellbeing Project site. Development leading to an economically  
10 functioning site will further General Plan Land Use Objective 8 because it will enhance  
11 business growth by promoting an establishment that serves regional markets.

12 **Administrative Use Permit**

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

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

18 The CRB (Commercial Regional Business Park) zoning district allows for the use of tandem  
19 parking configuration subject to an Administrative Use Permit as outlined in CCMC Section  
20 17.320.035.C.1.b, and the proposed tandem parking layout complies with all other  
21 applicable provisions regarding parking design and layout guidelines. Each tandem stall  
22 pair is 9' 0" feet in width and 36 feet in depth, striped per the Zoning Code, and provided  
23 with wheel stops where abutting the parking structure walls/barriers. In addition, all backup  
24 areas, drive aisles, and Code required circulation areas necessary for the tandem parking  
25 stalls are compliance with the dimensions specified by the Zoning Code.

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

28 The proposed use of tandem parking, which is the subject of the Administrative Use Permit  
29 (AUP), is allowed in all non-residential zones, including CRB zone, subject to approval of  
an AUP. Further, the General Plan Land Use Element designates the property as Regional  
Center. The property is presently zoned CRB (Commercial Regional Business Park) which  
permits the proposed office development. The proposed use of tandem parking for the  
Modified Project will be consistent with this purpose as it will serve an office building and  
hotel use within the subject land use designation. 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.**

1 The proposed use of tandem parking configuration, is in compliance with the design and  
2 size requirements of the Zoning Code, with each tandem set being nine (9) feet wide by  
3 thirty-six (36) feet deep/long and accessed by via drive aisles meeting required sizes. A  
4 total of 585 of the parking spaces within the parking structure will be in tandem. Both  
5 tandem and self-parking spaces would be provided, and valets and/or parking attendants  
6 will be provided to ensure that vehicles parked in tandem spaces are accessible. The  
7 Modified Project is conditioned to require that a parking management plan outlining how the  
8 tandem stalls will be assigned/managed will be submitted for review and approval of the  
9 Planning Manager. The design, size, location and operating characteristics of the proposed  
10 use of tandem parking comply with the Zoning Code, will not have an impact on adjacent  
11 uses, and are therefore found to be compatible with the existing and future commercial land  
12 uses in the vicinity of the subject site.

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

16 Site access would be via three driveways on Centinela Avenue. The existing westerly  
17 driveway would remain in approximately the same location, but would be reconfigured to  
18 better serve the internal roadway. A new center driveway (the "Center Driveway") would  
19 become the main office and hotel driveway. It would be signalized and replace most of the  
20 access functions of the existing main driveway. The Center Driveway would access the drop  
21 off areas for the new office building and the existing hotel. The existing signalized main  
22 driveway, located approximately 220 feet east of the new Center Driveway, would remain  
23 but the traffic signal control would be relocated to the new Center Driveway. Two entry/exit  
24 points would be provided for the parking structure. The main entry/exit point would be  
25 located on the south side of the parking structure and connect to an extension of the Center  
26 Driveway. A second entry/exit point would be on the north side of the parking structure,  
27 accessed near the westerly driveway entrance.

28 A total of 585 of the parking spaces within the parking structure will be in tandem. Both  
29 tandem and self-parking spaces would be provided, and valets and/or parking attendants  
will be provided to ensure that vehicles parked in tandem spaces are accessible. The  
amount, size, and configuration of the parking spaces will be provided in compliance with  
the requirements of the Zoning Code. The site provides ample room for the proposed  
parking configuration, including access driveway, required back-up space of twenty-five  
(25) feet necessary for vehicles to maneuver in and out of the parking stalls. There are no  
physical constraints that would prevent or create a hazard by use of the provision or use 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.

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

34 The requested approval for the use of tandem parking will result in an improvement to the  
35 site and property in the vicinity, as well as to the general public interest, safety and welfare,

1 by providing an increased number of stalls. Further, the establishment of on-site tandem  
2 parking through this approval, and subject to the conditions of approval attached as Exhibit  
3 A, will not be detrimental to the public interest, health, safety, or general welfare or injurious  
4 to persons, property or improvements in the surrounding industrial zoning district or vicinity  
5 and will not create negative on-site or off-site impacts.

6 **Administrative Modification:**

7 As outlined in CCMC Title 17, Section 17.550.020, the following required findings for an  
8 Administrative Modification are hereby made:

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

13 Due to structural requirements of the parking structure and office building some of the  
14 parking stalls next to columns do not meet the Zoning Code required 10” additional width  
15 for parking spaces that are adjoined on either side of its longer dimension by a wall,  
16 column, post, or similar obstruction. The Modified Project proposes an Administrative  
17 Modification pursuant to Zoning Code Section 17.550.010.A.5 to allow an increase of at  
18 least 2” in the width of parking spaces that are adjoined on either side of its longer  
19 dimension by a wall, column, post, or similar obstruction, in lieu of the 10” additional  
20 width. The reduced width spaces back out onto to 25 feet wide drive aisles, which  
21 exceed the minimum code required aisles width of 24 feet. The additional 1 foot in the  
22 drive aisles will allow for adequate vehicle maneuvering of the reduced width parking  
23 stalls. Therefore, the strict application of the regulation will be mitigated and the parking  
24 stall width will meet the intent of the zoning code to provide for safe and adequate vehicle  
25 maneuvering.

26 **B. Approval of the Administrative Modification would not be detrimental to the  
27 public health, interest, safety, or general welfare, and would not be detrimental or  
28 injurious to property or improvements in the vicinity and in the same zoning  
29 district.**

Approval of the Administrative Modification would not be detrimental to the public health,  
interest, safety, or general welfare as the minor adjustment to the parking space width,  
does not affect properties outside of the Project site or endanger the public. The  
proposed development of the Modified Project will comply with all other applicable  
Zoning Code standards. Therefore, the requested Administrative modification will not  
be detrimental or injurious to property or improvements in the vicinity and in the same  
zoning district.

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

1 The administrative modification to reduce the width of parking spaces does not  
2 significantly alter the Modified Project to affect its compliance with the General Plan or  
3 Zoning Code. The Modified Project meets the parking requirements and all other  
4 Zoning Code standards. The Project is also consistent with the intent of the Regional  
5 Center General Plan Land Use Designation. The proposed AM will not create an  
6 operation inconsistent with the General Plan goals or policies

7 **Tentative Parcel Map:**

8 As outlined in CCMC Section 15.10.630, the following required findings for a Tentative Parcel  
9 Map are hereby made:

10 **A. The proposed division will not be materially detrimental to the public welfare nor  
11 injurious to the property or improvements in the immediate vicinity.**

12 The subdivision component of the Modified Project will not cause any physical changes to  
13 surrounding lots of similar zoning and density potential and, therefore, is not expected to  
14 have any detrimental impacts to the public welfare or to property or improvements in the  
15 vicinity. The general layout of the site improvements, including but not limited to, orientation  
16 and location of buildings and open space, vehicular and pedestrian access and circulation,  
17 vehicular parking and loading facilities, refuse storage facilities and similar appurtenant site  
18 improvements as part of the proposed subdivision is in compliance with applicable general  
19 plan objectives and elements. The application does not include any request to amend the  
20 General Plan or Zoning designation.

21 **B. The proposed division will not be contrary to any official plan adopted by the Council  
22 of the City of Culver City or to any policies or standards adopted by the Commission  
23 or the Council and on file in the office of the City Clerk at or prior to the time of filing  
24 of the application hereunder.**

25 The proposed subdivision is in compliance with the policies and standards of the City  
26 including the City's General Plan. The Public Works Department has also reviewed the  
27 tentative parcel map and determined it will not be contrary to any adopted public  
28 improvement plans. There is no overlay or Specific Plan designated for this area, and the  
29 proposed subdivision will not conflict with other adopted plans.

**C. Each proposed lot conforms in area and dimension to the provisions of the Zoning  
Code requirements, as set forth in Title 17 of this Code.**

Per the Zoning Code, lot areas in the CRB zone are determined by the subdivision process  
with no minimum lot area. The subject site is consistent with the other commercial  
properties that have been subdivided in the surrounding area; the Project Site area will not  
be modified as a result of the proposed map.

1 **D. Each lot in the proposed division will front on a dedicated street or have a vehicular**  
2 **access to a dedicated street approved by the City.**

3 The proposed development has vehicular access by means of a driveway apron directly  
4 adjacent to Centinela Avenue. The Project Site provides adequate onsite circulation and  
5 parking, in compliance with the Zoning Code.

6 **E. Each lot in the proposed division is so designed and arranged that drainage to an**  
7 **approved drainage facility is provided for each lot.**

8 Following review of the tentative parcel map by the Public Works Department, it has been  
9 conditioned that the applicant submit a Site Improvement Plan which shall include detailed  
10 on-site drainage and grading of the site indicated by topographical lines and spot elevations.  
11 Said plan will be required to meet the requirements of this finding. The conditions of  
12 approval will ensure the Modified Project will be in conformance with this required finding  
13 prior to any final approval of the proposed division.

14 **F. The proposed division will not interfere with the widening, extension, or opening of**  
15 **any street or Master Plan highway.**

16 Located within an existing urbanized commercial neighborhood, the proposed division is  
17 provided access by means of the existing public right-of-way, Centinela Avenue. Further,  
18 there were no items of potential interference identified between the proposed subdivision  
19 and any street or Master Plan highway.

20 **G. Lot lines are so designed that easements will be located in such positions as to be**  
21 **suitable for the proposed use.**

22 The site conforms to typical lot dimensions and lot area required for a an office development  
23 of this size and is consistent with the Zoning Code that does not provide a minimum  
24 commercial lot area but rather relies on the subdivision process for this standard. The site  
25 is absent of physical or topographic constraints. The larger 5.63 acre property will be  
26 divided into two parcels. The approximately 2.9 acre Parcel 1, would encompass the Project  
27 Site. The approximately 2.73 acre Parcel 2 would encompass the existing hotel buildings.  
28 Reciprocal easements between Parcels 1 and 2 for vehicular and pedestrian access and  
29 parking would be provided. The proposed design and the on-site and off-site improvements  
will not conflict with any existing and/or proposed easements. Public right-of-way access  
and placement of utilities will not be affected or impaired by the proposed subdivision.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
Commission of the City of Culver City, California, hereby approves Site Plan Review, P2016-  
0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative Modification, P2016-

1 0128-AM, and Tentative Parcel Map, P2016-0128-TPM for the Modified Project; and subject  
2 to the conditions of approval set forth in Exhibit A and all mitigation measures set forth in the  
3 Mitigation Monitoring and Reporting Program contained in Exhibit B - Addendum to the Entrada  
4 Office Tower Project Certified EIR attached hereto and incorporated herein by this reference.

5 APPROVED and ADOPTED this 9th day of November, 2016.  
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9 \_\_\_\_\_  
10 DAVID VONCANNON – CHAIRPERSON  
11 PLANNING COMMISSION  
12 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:

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13 \_\_\_\_\_  
14 Thomas Gorham  
15 Planning Manager  
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**EXHIBIT A**

Resolution No. 2016-P019

Site Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM  
6161 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are being imposed on Site Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM for a creative office building and parking structure known as Entrada Creative Office Project consisting of a 6-story, 137.5 foot high, 281,000 square foot office building built over a 7-level parking structure for the property located at 6161 Centinela Avenue (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire three (3) years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

**EXHIBIT A**

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Site Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM  
6161 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
8.	A Master Sign Program pursuant to CCMC Chapter 17.330 - "Signs" shall be submitted to the Planning Division for review and approval by the Planning Manager. All signs require a separate permit and approval.	Planning	Standard	
9.	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall be screened from public view in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size.	Planning	Special	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be required along the project's frontage with Centinela Avenue. New trees shall be a minimum 36-inch box in size and be spaced 30' to 40' on center. Tree species shall conform to the City's Urban Forest Master Plan Tree list. A landscape plan for the street trees shall be included in the Off-Site Improvement plans. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer	Public Works	Standard/ Special	

**EXHIBIT A**

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Site Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM  
6161 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. A landscape plan for the street trees shall be included in the Off-Site Improvement plans. The health of the street trees shall be guaranteed by the applicant for a period of one year after all public improvements have been accepted by the City.			
13.	An arborist report shall be prepared to determine the health of the existing street trees along the project's frontage with Centinela Avenue. The report shall analyze the survivability of the existing trees to be transplanted to the new sidewalk. For each street tree that cannot be transplanted, two (2) new trees shall be replanted. The additional trees not able to be planted along the Centinela Avenue frontages shall be planted at a location determined by the City Engineer. All new or transplanted trees shall have a one-year warranty.	Public Works	Special	
14.	This project is subject to the City's Sewer Facility Charge (SFC). This charge shall be paid prior to the issuance of the building permit	Public Works	Special	
15.	The Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site Improvement and off-site improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges	Public Works	Special	
16.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	

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<b>GENERAL</b>				
17.	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	
18.	The existing signalized main entry way on Centinela Avenue shall be relocated westerly as shown on the approved site plan. As part of this relocation, a new driveway entrance to the existing parking lot along the south side of Centinela Avenue shall be installed directly opposite the project's new main entry way. The design of this new driveway shall be prepared by a civil engineer, licensed in the State of California, and be part of the public street improvement plans for the project. This new intersection shall be signalized, including left and right turn arrows, and have adequate left turn pockets for both east and west bound traffic. The upgrade of the existing traffic signal controllers and/or equipment may be required, including loop detectors and other equipment located within the new driveways. All signal equipment located on private property shall be within an easement dedicated to the City for traffic signal purposes. The plan for this new signalized intersection shall be prepared by registered traffic engineer, licensed in the State of California, and shall be designed to the satisfaction of the City Engineer.	Public Works	Special	
19.	The existing main entry way intersection on Centinela Avenue shall be abandoned and the opening shall be filled in with a raised landscaped median island. All unneeded pavement or line markers shall be removed by sand blasting. Any new lane lines or pavement markers shall be installed with thermoplastic paint per the current edition of the Manual on	Public Works	Special	

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<b>GENERAL</b>				
	Uniform Traffic Control Devices (MUTCD). All new raised medians shall be constructed with either landscaping or stamped concrete. The stamped concrete shall have a terra cotta finish.			
20.	The project's main entry driveway shall have a minimum 30 foot radius curb return beginning on Centinela Avenue which shall then transition to a minimum 5 foot radius curve. All other driveway entrances shall have minimum 25 foot and 5 foot curb return radii. The proposed raised landscaped median within the main driveway entry shall be eliminated unless the applicant can demonstrate that large trucks attempting right turns into the project will have adequate clearance to miss the raised island.	Public Works	Special	
21.	Centinela Avenue, along the project's frontage, shall be widened by 11 feet creating a new 12 foot curb lane. Within the new 12 foot curb lane, separate right turn lanes shall be provided at each driveway entrance to the project. The widening of Centinela Avenue shall include a properly designed merge to Mesmer Avenue. The top two inches of the new paving shall be rubberized asphalt. The new curb shall be 8 inches in height and the new gutter shall be 24 inches in width. The new sidewalk shall match the width of the existing sidewalk, but shall be a minimum of 8 feet in width. All necessary street easements for the required street right-of-way shall be dedicated to the City of Culver City. The street plan for this widening shall be prepared by a civil engineer, registered in the State of California, and shall be approved by both the City of Culver City and the City of Los Angeles.	Public Works	Special	
22.	The westbound lanes of Centinela Avenue shall be repaved by grinding to a depth of three inches and replacing with a one inch leveling course of conventional asphalt and a two inch	Public Works	Special	

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<b>GENERAL</b>				
	final lift of rubberized asphalt. This repaving shall begin at the beginning of the curb transition of the existing left turn pocket for westbound traffic entering the main driveway of the parking lot located on the southerly side of Centinela Avenue to the project's westerly boundary. All required restriping shall be installed using thermoplastic paint.			
23.	The existing 15 inch diameter public sewer that is located within the sidewalk area of Centinela Avenue may stay in its present location. However, the sewer's manhole rim and cover shall be located either completely within the new sidewalk location or be clear of the new edge of gutter by one foot. Additional widening of Centinela Avenue may be necessary to provide the proper manhole clearance.	Public Works	Special	
24.	All striping, legends, parking tees, etc. shall be installed using thermoplastic paint and per CALTRANS standards.	Public Works	Special	
25.	Secure bicycle parking shall be provided to accommodate a minimum of forty-two (42) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows:  Twenty-eight (28) long-term parking spaces; and, fourteen (14) short-term parking positions.  The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The short-term spaces shall be provided on the project site, using two (2) City approved "Inverted - U" Bicycle Racks. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the	Public Works	Special	

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<b>GENERAL</b>				
	main pedestrian entrances to the restaurant/retail/office building. Bicycle parking location, layout and equipment shall comply with the City’s approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces			
26.	If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72”; aisles width of 48” between bicycle parking areas; a minimum 30” separation between parallel bicycle racks: and, a minimum 24” separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.	Public Works	Special	
27.	Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to Christopher Evans, Culver City Public Works Department, at <a href="mailto:christopher.evans@culvercity.org">christopher.evans@culvercity.org</a> . The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.	Public Works	Special	
28.	Prior to issuance of any Public Works Department/Engineering Division Permit for the	Public Works	Special	

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<b>GENERAL</b>				
	Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.			
<b>29.</b>	Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.	Public Works	Special	
<b>30.</b>	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, which shall be increased forty (40) square feet for each additional bin required above two (2). The trash enclosure/room shall be constructed a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall, an 8-foot concrete loading pad in front of the trash enclosure/room, a gated opening that is at least 10 feet wide, separate access door for tenant use, at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager, in compliance with the Project's approved Trash/Recycling Management Plan. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the	Public Works/ Fire/ Planning	Standard/ Special	

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<b>GENERAL</b>				
	Project shall be stored on-site in the trash enclosures.			
<b>31.</b>	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Environmental Programs and Operation Division’s exclusive franchise for this service.	Public Works	Standard	
<b>32.</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	Special	
<b>33.</b>	The Project shall meet all provisions of CCMC Section 7.05.015 -”Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
<b>34.</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/ Fire	Standard	
<b>35.</b>	Any utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
<b>36.</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>37.</b>	Pursuant to the Culver City Mandatory Solar Photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq., the project shall install1 kw of solar pv power per 10k s.f. of	Building	Special	

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<b>GENERAL</b>				
	building area, not including garage area.			
<b>38.</b>	All treads, risers, handrails, etc. for any common area stairway shall be 100% non-combustible construction.	Building	Special	
<b>39.</b>	All paths of egress shall be minimum two (2) hour rated. All doors as part of the path of egress of common areas shall swing in the direction of egress. All exit stairways in the office building shall be one hour rated. All paths of egress shall be minimum two (2) hour rated all sides until they daylight at the public sidewalk.	Building	Special	
<b>40.</b>	The office building structure shall be minimum two (2) hour rated throughout. All exterior finishes shall be noncombustible.	Building	Special	
<b>41.</b>	Any trash rooms or service rooms shall be minimum two (2) hour rated to all other areas.	Building	Special	
<b>42.</b>	Provide UL two (2) hour details for all rated walls and floors, and provide UL details of all types of proposed penetrations.	Building	Special	
<b>43.</b>	In the office building provide areas of rescue assistance per 2013 CBC.	Building	Special	
<b>44.</b>	The garage areas shall be min. 2 hr. rated to all other areas. Any penetrations through 2 hr. garage separations shall be min. 2 hr. rated.	Building	Special	
<b>45.</b>	All exterior construction and exterior finishes on the building shall be 100% non-combustible.	Building	Special	
<b>46.</b>	Provide UL details for all floor, wall, ceiling, etc. ratings and all proposed rated penetration details.	Building	Special	
<b>47.</b>	All shafts in general and all stair shafts shall be min. 2 hr. rated.	Building	Special	
<b>48.</b>	The exit passages from stair 04 and 05 on level	Building	Special	

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<b>GENERAL</b>				
	01 (6th floor) shall be continuously 2 hr. enclosed until they daylight at the ground level.			
<b>49.</b>	Comply with all high rise provisions equivalent to CBC 403, as interpreted by Building Safety.	Building	Special	
<b>50.</b>	Provide a life safety analysis for each floor including all types of construction, occupancy classifications, occupant loads, exit capacities, exit paths, travel distances, etc.	Building	Special	
<b>51.</b>	The project shall be designed to be in compliance with the requirements of California Title 24, the National Fire Protection Association (NFPA) and the CCMC.	Fire	Special	
<b>52.</b>	<p>The buildings and parking structures shall have fire sprinklers per National Fire Protection Association (NFPA) 13. The Double Detector Check Assembly (DDCA) shall be located as required by Southern California Water (SCW) and the screening of this device shall be per the Planning Division requirements. There shall be a minimum of a three foot radius of concrete around and under the Double Detector Check Assembly (DDCA). A separate permit from the Fire Department is required along with plan review and approval for fire sprinklers and the underground fire service lines, contact the Fire Prevention Division.</p> <p>a. Location of the Fire Department Fire Sprinkler Connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a fire hydrant. A new fire hydrant may be required to meet this requirement. Contact Culver City Engineering Division for permits and placement of fire hydrants to maximize on-street parking. Each building shall have an alarm check assembly.</p>	Fire	Special	

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<b>GENERAL</b>				
	<p>b. Fire sprinkler monitoring and a manual and automatic (smoke detection) fire alarm system per NFPA 72 shall be provided. The fire monitoring system shall be provided separate from the security system. Photo electric smoke detectors are required in all mechanical, electrical, telephone and similar rooms. Heat detectors shall be provided where the environment is inappropriate for smoke detection. Provide audible visual devices per NFPA 72 public mode. Make preparations for connection to all Duct Smoke detection per CCFD regulations (system type detectors only) and for connection to Class I hood and/or clean agent and pre-action suppression extinguishing systems if provided.</p> <p>c. Provide Class III hose valve systems in each building with 2-1/2" valves and 1-1/2" reducing caps. Special arrangements shall be provided for bollards if a stress deck. Hose locations shall be approved during the review process by the fire department.</p> <p>d. Trash areas within five feet of the building shall be protected by fire sprinklers.</p> <p>e. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements. No foam products shall be used.</p> <p>f. Parapets in excess of five feet shall have catwalks, contact CCFD for requirements.</p> <p>g. Knox Box and/or Knox key switches shall be provided. Motorized access gates shall have a 'Knox' key switch. Contact CCFD for specific requirements.</p>			

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<b>GENERAL</b>				
	<p>h. Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.</p> <p>i. The below grade parking structure shall have a smoke exhaust system operated by the fire sprinkler system in the garage area. Permit and inspection will be reviewed by and conducted by CCFD and the Building Department Mechanical Division.</p> <p>j. Special submittals for review are required for green building construction. One (1) hour construction with fire sprinkler system shall be provided if roof structure has green elements restricting firefighting operations. Smoke and heat vents may also be required pending review of proposed use.</p> <p>k. All rooms interior and exterior shall be provided with numbers and room description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.</p> <p>l. All emergency lights and exit lights shall have self-contained battery backup power.</p> <p>m. A public fire hydrant shall be provided with the location to be determined by the Fire Marshal.</p> <p>n. All fire sprinkler water shall be directed and discharged into the building filter and drain system and shall not be discharged into the public way or the storm drain system. All water from the fire sprinkler system shall be kept from entering the creek.</p> <p>o. All exterior overhangs shall be protected with fire sprinklers when required by NFPA</p>			

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<b>GENERAL</b>				
	<p>13 or as part of the exit system to the public way.</p> <p>p. A master key system shall be created for the access to the structures and placed in the KNOX Box.</p> <p>q. Any security screens or similar equipment shall have exterior Fire Department overrides.</p>			
<b>53.</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”.	Planning	Standard	
<b>54.</b>	<p><b>TENTATIVE MAP</b></p> <p>A. The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.</p> <p>B. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on November 9, 2016.</p> <p>C. Approval of the tentative map shall be for a period of three years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project’s Site Plan Review expires.</p> <p>D. Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property’s easterly and westerly boundary with the centerline of Centinela Avenue. All required boundary monuments shall be installed prior to the recording of the final map.</p>	Public Works	Special	

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<b>GENERAL</b>				
	<p>Centerline monuments shall be “tied” to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.</p> <p>E. The access driveway, as shown on the tentative map, shall be labeled on the final map as a “Fire Lane and Reciprocal Access Easement for the Benefit of all Parcels”.</p> <p>F. The required street easement for the 11 foot widening of Centinela Avenue shall be dedicated on the final parcel map.</p> <p>G. All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.</p> <p>H. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.</p>			

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
55.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
56.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
57.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
58.	A minimum of four (4) sets of lighting plans shall be submitted identifying the location of all light fixtures and foot candle levels throughout the site, including the parking structure roof level, as	Planning	Special	

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
	<p>well as photometric illustrations, lighting fixture details, and any additional information deemed necessary to show there is no spill-over from proposed lighting fixtures, in particular from the proposed parking structure, for review and approval by the Planning Manager and applicable City staff. All exterior lighting shall be energy efficient, architecturally integrated and compatible with the building design, and installed such that lighting is directed onto the subject site and does not impact abutting uses. Proposed lighting at the parking structure shall be low-profile and any proposed light poles shall be maintained at a low height. Timers shall be used to turn of lights during hours when lighting is not needed.</p>			
<p><b>59.</b></p>	<p>Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.</p>	<p>Planning/ Building</p>	<p>Standard</p>	
<p><b>60.</b></p>	<p>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.</p>	<p>Building/ Public Works</p>	<p>Standard</p>	
<p><b>61.</b></p>	<p>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.</p>	<p>Building/ Public Works</p>	<p>Standard</p>	

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
62.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	
63.	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, Public Works Department, and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:  A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.  B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and	Planning/ Public Works	Standard	

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
	<p>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 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>			
64.	Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only	Public Works	Special	
65.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the on-site improvement plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.	Public Works	Special	
66.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on	Public Works	Special	

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	the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Centinela Avenue and a recommendation, based on a calculated R-value and an appropriate Traffic Index, of the asphalt and base section of any new street pavement shall be provided. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.			
67.	Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with Appendix Chapter 33 of the California Building Code. These certifications and reports shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works	Special	
68.	Two (2) sets of off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans 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 shall be included in the street improvement plans.	Public Works	Special	
69.	Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05.	Public Works	Special	

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	<p>The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.</p>			
70.	<p>Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of</p>	Public Works	Special	

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	<p>pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP</p>			
71.	<p>This project proposes to redevelop a property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP</p>	Public Works	Special	
72.	<p>Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to the Public Works Department. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering</p>	Public Works	Special	

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	areas and clearances.			
73.	A Construction Replacement Parking Plan shall be prepared and submitted to the Culver City Planning Division 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.	Planning/ Public Works	Special	
74.	The applicant must show all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures in Building Plans prior to issuance of Building Permit. A copy of the Building Permit Plans shall be provided to Transportation Department for review and approval prior to issuance of Building Permit.	Trans.	Special	
75.	The overall construction permit application drawings shall indicate any construction staging areas proposed. The Culver City Engineering Division will require a separate permit for the temporary use of any City right of way. Permission to use any portion of the City right of way may be revoked and/ or required to be modified at any time at the direction of City staff.	Building	Special	
76.	Provide a Culver City CalGreen checklist and a Culver City Green Building Program Tier 1 checklist on the construction permit drawings.	Building	Special	

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77.	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	
78.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
79.	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	
80.	A project pre-construction meeting shall be held at City Hall prior to the issuance of the building permit; the project field superintendent shall be required to attend	Building	Special	

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<b>DURING CONSTRUCTION</b>				
81.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official. The sign shall also identify the hours of construction, and mandatory safety clothing, such as hardhat, shirt with sleeves, long pants, closed toe shoes, gloves, and eye and ear protection as necessary	Building/ Planning	Standard/ Special	
82.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
83.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
84.	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	
85.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
86.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

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87.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
88.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Any limitations on construction activities during certain hours recommended in the updated Noise and Vibration Study required by Condition No.80 or as required in Condition No.94 shall be compiled with. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
89.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
90.	Compliance with the following noise standards shall be required with at all times:  A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;	Building/ Planning	Standard	

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	<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 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>			
91.	<p>In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.</p>	Building/ Planning	Standard	
92.	<p>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</p>	Building/ Public Works	Standard	

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	Property.			
93.	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	
94.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
95.	All trucks driving to the job-site shall obtain Culver City haul route permits from the Culver City Public Works Department/ Engineering Division.	Building	Special	
96.	Any sidewalk closing shall gain approval of the Culver City Engineering Division. No projections over the right of way will be permitted without Culver City Engineering Division approval.	Building	Special	
97.	Vehicular and pedestrian access along Centinela Avenue shall be maintained at all times during construction activities.	Public Works	Special	

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98.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on September 8, 2016 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
99.	<p>This project triggers the City’s Art in Public Places Program requirement as outlined in CCMC Sections 15.06.100 – 15.06.180. The applicant has several options for fulfilling the APPP requirement, including payment of an in-lieu fee or commissioning site-specific permanent art and integrating that into the project. The minimum allocation is 1% of the valuation as appears on any City-issued Building Permit (multiple permits issued for a single project shall be considered in aggregate for purposes of determining the allocation). The Cultural Affairs Commission shall review and approve all APPP proposals for a development project.</p> <p>Fulfillment of the APPP requirement via in-lieu payment to the Cultural Trust Fund shall be made prior to issuance of any City Building Permit.</p> <p>Fulfillment of the APPP requirement with site-specific permanent art must conform to program requirements as set forth in CCMC Section 15.06.100 - 15.06.180. No Certificate of Occupancy will be issued until the artwork has been installed and all requirements associated with the commission of new art are met.</p> <p>To ensure that art commissioned for the site is compatible with the overall design of the</p>	Cultural Affairs	Standard	

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	<p>building, plans should include potential locations for public art and the type of art (sculpture, mural, etc.) being considered.</p> <p>Artworks shall be publicly accessible without hindrances and meet the minimum visibility requirements as included in the CCMC.</p> <p>Depending on the timing and the type of art being commissioned, the applicant may have to submit separate construction drawings for review by Planning and Building Safety.</p>			
<p><b>100.</b></p>	<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, 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>	<p>All</p>	<p>Standard</p>	
<p><b>101.</b></p>	<p>Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is</p>	<p>Public Works</p>	<p>Special</p>	

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	to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.			
102.	<p>Subject to CCMC Chapter 7.05, the Applicant, or property owner, shall submit a Transportation Demand Management (TDM) Plan to the City for review and approval. The TDM Plan included as Appendix E to the Traffic Impact Study (Appendix D of the Addendum) shall be used as the basis for the plan submitted to the City and as amended by the criteria outlined below:</p> <p>A. The TDM plan shall be flexible and utilize as many measures as may be necessary to achieve the required trip reductions. Elements of the TDM plan shall parallel and be consistent with City of Los Angeles TDM Ordinance No. 168700 to the greatest extent possible.</p> <p>B. The Applicant, or property owner, shall take baseline traffic counts before construction of the Project to isolate all traffic associated with the existing Radisson Hotel and conference center and the existing office building at the corner of Sepulveda Boulevard and Centinela Avenue (6101 Centinela Avenue), which currently uses one of the driveways of the existing Radisson Hotel.</p> <p>C. The TDM plan that shall reduce proposed Project trips by at least 10% (i.e., reduce AM peak-hour trips from 438 to 394 trips and reduce PM peak-hour trips from 393 to 354 trips). To determine whether Project trips have been reduced to the required levels, the City shall contract with a consultant to produce at the Applicant's, or property owner, expense, annual monitoring reports of proposed Project driveway traffic volumes for three normal business weekdays. The traffic volumes shall be taken on weekdays determined by the City. The Applicant, or property owner, shall pay the cost</p>	Public Works/ Planning/ Trans.	Special/	

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	<p>of the City conducting up to a total of five annual reports. The City shall determine when to conduct the first monitoring report, which shall occur after at least 85 percent occupancy is achieved. If any annual report after the first of such reports shows that the Project is not in compliance with the trip reduction requirement, then the Applicant, or the property owner, shall have one year to achieve compliance. If the next annual report shows that the Project has not achieved the 10% trip reduction, the City shall impose developer trip fees on the Applicant for the total number of peak-hour trips that exceed 394 peak-hour AM trips and 354 peak-hour PM trips, in the TDM program. The amount of such trip fees shall be in accordance with Condition 120.D below.</p> <p>D. The cost of the trip fees shall be \$6,660.00 per peak-hour trip per year. The City shall apply this peak-hour trip fee against each excess AM and PM peak-hour trip, as determined from the relevant annual monitoring report. The Applicant, or property owner, shall be responsible to pay a maximum yearly trip fee not to exceed \$300,000 and a maximum total trip fee not to exceed \$1,000,000 in the aggregate for the entire monitoring program. When there are at least three consecutive annual reports demonstrating continuous compliance with the TDM trip reduction levels, the Project shall be deemed to have satisfied the TDM mitigation measure requirement with respect to the payment of trip fees. Any fees collected shall be used by the City for regional traffic improvements at the discretion of the City. The Applicant, or property owner, shall be responsible for all the costs associated with the monitoring program, including the annual monitoring reports and a \$5,000 per year review fee by City staff. The payment of trip fees does</p>			

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	<p>not absolve the Applicant, or property owner, from the continuing obligation to implement a TDM program or to reduce Project trips. Notwithstanding the trip fee requirements in Condition 120.C and D, the Applicant, or property owner, may instead elect to make a one-time payment of \$300,000 (the "TDM Payment") to the City in lieu of the trip fee requirement set forth above. If the Applicant or property owner elects to make the TDM Payment, the Applicant, or property owner, shall give written notice to the City and make the TDM Payment before the issuance of the certificate of occupancy for the Project. Upon payment of the TDM Payment, the trip fee requirements above shall not apply. The TDM Payment will be used by the City to focus on transit, pedestrian, and bicycle modes of transportation that will help alleviate traffic congestion.</p> <p>E. If the TDM peak-hour trip reductions are not achieved, the Applicant, or property owner, shall not only pay the above trip fees (unless it has paid the TDM Payment) but shall also implement additional measures, including but limited to: (i) buy and provide free of charge to on-site tenants/employees an annual bus pass for each excess trip occurring in the peak hour with the most excess trips, up to a maximum of 44 annual bus passes (based on 438 "before" and 394 "after" AM trips), (ii) provide other reasonable economic incentives to encourage the use of public transit or increase ridesharing, and/or (iii) increase the number of reserved carpool and vanpool preferential parking spaces in order to further encourage employee carpool usage and ridesharing.</p> <p>F. The Applicant, or property owner, may submit additional reports or supplemental information demonstrating compliance with this condition which may be reviewed and approved</p>			

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	<p>by the Community Development Director. This additional information does not absolve the Applicant, or property owner, from the obligation of meeting the trip reduction numbers or paying any trips fees as described above.</p> <p>G. Unless the Applicant or property owner elects to make the TDM Payment, before release of any Certificate of Occupancy, the Applicant, or property owner, shall be required to establish a letter of credit or other financial instrument acceptable to the City Attorney for \$1,000,000 to cover the fee for the entire monitoring program as described in this Condition of Approval. Once a letter of credit is established, the Applicant, or property owner, shall renew it on an annual basis from the initial deposit, with the amount adjusted down for trip fees paid during the year. Notwithstanding this Condition 120.G, if the Applicant, or property owner, elects to make the one-time TDM Payment pursuant to Condition 120.D above, the requirement to provide the letter of credit or other financial instrument shall not be required.</p> <p>H. If there is a conflict between this condition and Mitigation Measure H-7 in the Addendum to the Entrada Office Tower Project Certified EIR Exhibit "B" to this Resolution, the stricter standard shall apply.</p>			
103.	All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy. All required bicycle parking shall be provide free to any building tenant, tenant employees and/or visitors.	Public Works	Special	
104.	A parking management plan shall be submitted for review and approval by the Planning Manager, outlining the proposed operations,	Planning	Special	

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	assignment, and management of the proposed tandem parking. Tandem pairs of off-street parking shall be assigned to employees (of the same department, shift, or tenant if multiple tenants are proposed) to maximize the availability of non-tandem stalls for visitors. The parking management plan shall be updated as necessary should additional tenants or uses be approved to occupy the site.			
<b>NO.</b>	<b>CONDITIONS OF APPROVAL</b>	<b>Agency</b>	<b>Source</b>	<b>Compliance Verification</b>
<b>ON-GOING</b>				
<b>105.</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 November 9, 2016, excepted as modified by these Conditions of Approval.	Planning	Standard	
<b>106.</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>107.</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, 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	All	Standard	

EXHIBIT A  
 Resolution No. 2016-P019  
 Site Plan Review, P2016-0128-SPR, Administrative Use Permit, P2016-0128-AUP, Administrative  
 Modification, P2016-0128-AM, and Tentative Parcel Map, P2016-0128-TPM  
 6161 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
	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.			
<b>108.</b>	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
<b>109.</b>	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
<b>110.</b>	All mitigation measures set forth in the Mitigation Monitoring and Reporting Program contained in the Addendum to the Entrada Office Tower Project Certified EIR shall be completed as specified therein.	Planning	Special	
<b>111.</b>	The proposed parking structure shall provide a minimum of twelve (12) parking stalls with Electrical Vehicle (EV) charging stations.	Planning	Special	