

1 RESOLUTION NO. 2015-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2015081, FOR
4 THE EXPANSION OF AN EXISTING RETAIL WAREHOUSE STORE (COSTCO)
5 AND ASSOCIATED SITE IMPROVEMENTS AT 13463 WASHINGTON
6 BOULEVARD IN THE COMMERCIAL REGIONAL RETAIL (CRR) ZONE.

7 (Site Plan Review, SPR P-2015081)

8 WHEREAS, on July 2, 2015, Costco Wholesale (the "Applicant") filed an application for
9 a Site Plan Review to demolish an existing 63,213 square foot grocery store (Albertson's) and
10 expand an existing retail warehouse store (Costco) by 31,023 square feet, as well as to
11 construct modifications to the existing fueling station and onsite circulation (the "Project"). The
12 Project site is more specifically described by Los Angeles County Assessor's Numbers 4236-
13 029-003 and 4236-029-009, in the City of Culver City, County of Los Angeles, State of
14 California; and,

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16 WHEREAS, in order to implement the proposed Project, approval of the following
17 application is required:

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19 Site Plan Review, SPR P-2015081, for the construction of the proposed retail
20 warehouse store expansion and associated improvements, to ensure the Project
21 complies with all required standards and City ordinances, and to establish all onsite and
22 offsite conditions of approval necessary to address the site features and ensure
23 compatibility of the proposed Project with the development on adjacent properties and
24 in the surrounding neighborhood, and

25
26 WHEREAS pursuant to Section 15162 of the California Environmental Quality Act
27 (CEQA), SPR-P2015081 is within the scope of The Costco Project Final Environmental Impact
28 Report (FEIR) (State Clearinghouse No. 96091019) certified on June 10, 1998 by the Culver
29

1 City Planning Commission, the circumstances under which the FEIR was prepared have not
2 significantly changed and no new significant information has been found that would impact the
3 FEIR; therefore, no new environmental analysis is required; and

4 WHEREAS, on October 21, 2015, after conducting a duly noticed public hearing on the
5 subject application, including full consideration of the application, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission, by a vote of
7 _ to _, conditionally approved Site Plan Review, SPR P-2015081.
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10 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
11 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

15 **Site Plan Review**

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

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

24 The general layout of the Project is consistent with the Commercial Regional Retail
25 (CRR) zoning district. The proposed building addition is located in conformance with
26 the minimum required setbacks and designed to maintain a height consistent with the
27 existing building and zoning standards. The existing site design provides vehicular
28 access by means of existing signalized driveways along Washington Boulevard, as well
29 as pedestrian walkways to access the various buildings on the site. The building
entry/exit face the front of the property, and the general building layout and design is
oriented to communicate with Washington Boulevard. The proposed setbacks exceed
the Zoning Code requirements for the CRR Zone. The proposed maximum overall
building height of 34 feet and six inches for the building addition is below, and in
conformance with, the 56-foot maximum height limit allowed within the CRR Zone,

diminishing potential visual and compatibility impacts with the single story structures in the surrounding neighborhood and adjacent to the site.

The parking area proposed in place of the existing grocery store building, east of the building to be expanded, will be oriented in an east/west direction to provide improved pedestrian access from the parking area to the building entry. The parking area will have onsite illumination, and will be screened from the abutting residential neighborhoods by a perimeter block wall. A 12-foot wide landscaped setback will be provided along the new parking area perimeter, in excess of the minimum five feet required, in order to maximize buffering. The structure location, setbacks, and street facing landscaping maximize the site's development potential while conforming to Zoning Code development standards.

The Project provides a total of 969 parking spaces, in compliance with code required parking for a shopping center development. Proposed parking spaces, drive aisles and maneuvering areas have been designed to meet or exceed the minimum Zoning Code standards, and portions of existing circulation areas will be modified to improve existing circulation conditions. The Project will have sufficient parking and adequate vehicular and pedestrian access and the proposed configuration of the existing onsite driveways, vehicle maneuvering areas, and pedestrian access are designed in accordance with all applicable Zoning Code standards. There are no other applicable design guidelines.

B. The architectural design of the structure(s) and the materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are consistent with the purpose and intent of the Zoning Code, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The architectural design of the structure is characterized by contemporary style, through the incorporation of elements such as flat roofs with height variation, the use of masonry walls and metal panels, and metal accents throughout, consistent with the operator's corporate design. The building addition reaches a maximum of 34 feet and six inches in height, well below the allowed maximum height of 56 feet for the CRR zone, and consistent with the existing overall building height of 36 feet. The building will incorporate multi-color block and smooth concrete on the exterior walls of all elevations, such that the new building façades will continue to match the architectural style of the existing portions of the existing building as well as the smaller commercial buildings on site, along Washington Boulevard. The architectural design of the building addition is further enhanced by the provision of a canopy over the main pedestrian access point of the building, and decorative awnings at various locations of the new façades. The roof design is flat to match the existing roof style. The building is designed to minimize the mass and visual scale of the building addition through the utilization of varying building heights, as well as through the variation of building materials and colors and incorporation of awnings along the building walls. Structures in the adjacent residential neighborhood vary from one-story to two-story in height and comprise a variety of architectural styles. Overall, the design of the proposed Project is compatible with other

surrounding architecture and is compatible with the zoning standards of the CRR Zone. Although the existing building can be described as partially utilitarian, and the proposed building design and materials will carry over some of this character, the proposed addition will provide a marked visual improvement at the site. There are no other applicable design guidelines.

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

The Project proposes various improvements to the site including new landscaping. In compliance with the Zoning Code, all front, side and rear yards not devoted to paved driveways, walkways, and open space areas not devoted to driveways, parking areas, walkways, building projections and approved hardscape areas, will be provided with landscaping. In addition, all perimeter areas between the proposed onsite parking area and the public right-of-way will be landscaped, and the parking lot area will also incorporate landscaping, including shade trees within planter islands. Landscape in the setback area between the new parking area and the public right-of-way will include a variation in plant materials and colors to soften the appearance of the proposed 10-foot high block wall and enhance the street view aesthetics of the site. The existing landscape in the existing open space area at the northeast corner of the site will be retained and augmented with additional plantings in order to strengthen this buffer and increase the visual relief it provides between the commercial character of the subject site and the adjacent residential neighborhood.

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

The proposed building addition complies with the minimum required setbacks and is below the maximum allowed height, so as to not impact the use and enjoyment of neighboring properties, including those in the adjacent residential neighborhood. The Project has been designed to conform to all applicable development standards of the Commercial Regional Retail (CRR) Zone. The Project is compatible with surrounding commercial development, and sensitive to surrounding residential development. The site provides adequate onsite circulation and parking in compliance with all Zoning Code requirements and will not produce any vehicular or pedestrian hazards. In fact, as part of the proposed Project, the onsite circulation and access was studied and modifications are proposed to improve the existing circulation. No off-site circulation hazards are presented by the proposed Project since access points to the site are existing along Washington Boulevard, consistent with surrounding commercial development, and no new vehicular or pedestrian access points are proposed or are necessary, as the Project

will result in a reduced number of trips as noted in the traffic analysis. In addition, the Engineering Division has conditioned that the existing driveways to Washington Boulevard will be reconstructed to alleviate the dip that occurs at each cross-gutter and improve less than optimal speeds and flows at the entry points and circulation conditions on Washington Boulevard.

The use and enjoyment of neighboring development is not negatively impacted or interfered with, as the building is set back in excess of the minimum required amount from the various property lines. In fact, a much deeper setback is provided along the easterly portion of the structure, where additional off-street parking will be provided, thereby maintaining a significant physical distance from the adjacent residential street. The parking area will incorporate shade trees and lighting, and will be insulated from the neighboring residential uses by means of a proposed screen block wall and perimeter landscape on both the north and east sides of the parking area. Various landscape plantings, including trees, will be provided within this side setback area in order to also enhance the enjoyment of the streetscape and existing residential character along the abutting streets. The Project is also sensitive to neighboring development by retaining the existing open space area at the northeast corner of the site as a buffer and visual relief between the adjacent residential uses and the site. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Further, by reducing the net floor area of the site by 32,190 square feet, providing a revitalized building façade, and improving onsite circulation conditions, the Project serves to abate less than optimal conditions and create conditions that will be in the best interest of the public health, and general welfare.

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

The site is located in an existing urbanized neighborhood, and is currently developed with a multi-building shopping center development, with onsite parking and associated improvements and amenities. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project, which will result in a net reduction in gross floor area as well as a net reduction in vehicle trips, will require new public facilities. If any upgrades to the existing facilities are required, these will be provided. For example, the Engineering Division has conditioned that the existing street light system along the Project's Washington Boulevard frontage shall be converted to low voltage induction type lighting, including the provision of new concrete poles, street light conduit, wiring, pull boxes, light fixtures, and ballast, and also requires the existing electrical service pedestal located on the sidewalk adjacent to the Valvoline building to be replaced with a 200 amp dual meter service pedestal having space for eight (8) 2-pole circuit breakers. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of the adjoining streets, traffic control

1 devices, sewers, storm drains, sidewalks, street trees, fire protection devices, and public
2 utilities are provided for adequately, as proposed and/or conditioned, as confirmed by
the City agencies that reviewed the Project during the interdepartmental review process.

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

5 The proposed retail warehouse expansion, modification of the existing fueling station,
6 and associated site improvements will result in a reduction of floor area at the site and
7 will provide improved circulation conditions at the existing development. The existing
8 shopping center development is consistent with the General Plan's Regional Center
9 Land Use designation, which is intended to support commercial developments that
10 serve a regional market area. The Project is also consistent with the goals of the
11 General Plan, specifically, Objective 6.A, which calls for the revitalization of commercial
12 corridors in the City through the renovation of existing structures. In addition, the
13 proposed Project is consistent with Objective 7, which is to maintain commercial centers
14 that serve community as well as regional markets, and in particular with Policy 7.B. This
15 policy strives to allow existing regional and community centers to upgrade and expand
16 to maintain economic viability. Based on review of the preliminary development plans,
17 the proposed expansion is not anticipated to result in any significant impacts on
18 surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore,
19 the Project serves to improve the existing conditions of the existing shopping center
20 development. There is no applicable Specific Plan for this area.

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22 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
23 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR P-
24 2015081, subject to the conditions of approval set forth in Exhibit A attached hereto and
25 incorporated herein by this reference.

26 APPROVED and ADOPTED this 21st day of October, 2015.

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KEVIN LACHOFF - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

EXHIBIT A
 RESOLUTION NO. P2015-006
 Case No. SPR-P2015081
 13463 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a 31,023 sq. ft. expansion of an existing retail warehouse store (Costco) (the "Project"), for the property located at 13463 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
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	

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8.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
9.	No sign(s) will be installed and/or relocated prior to the approval a sign permit and/or applicable Master Sign Program amendment. A new or amended Master Sign Program will be necessary to address new sign locations.	Planning	Special	
10.	If vegetation and landscape removal is scheduled to occur during the general avian breeding season (February 15 through August 31) and/or commencement of construction activities (including but not limited to, staging, ground disturbance, grading, or construction activity) is proposed to begin during said season, and avoidance of said season is not avoidable, then measures shall be implemented to avoid take of birds or their eggs. A. Preconstruction Nesting Bird Survey. beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days (72 hours) prior to the initiation of project activities. B. Presence of Birds and Active Nests. If a protected native bird is found, the applicant shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31.	Planning	Special	

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	Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. An active nest is defined as a structure or site under construction or preparation, constructed or prepared, or being used by a bird for the purpose of incubating eggs or rearing young. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Culver City Planning Division and, upon request, the Department. Based on the submitted information, the Culver City Planning Division (and the Department of Fish and Game, if the Department requests) will determine whether to allow a narrower buffer. C. Biological Monitoring. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project applicant shall provide the Culver City Planning Division the results of the recommended protective measures described above to document compliance			

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	with applicable State and Federal laws pertaining to the protection of native birds.			
11.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
12.	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	
13.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
14.	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	
15.	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	

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GENERAL				
16.	The existing non-ADA compliant sidewalks along the project's frontage along Washington Boulevard, Glencoe Avenue, Walnut Avenue, and Zanja Street shall be removed and reconstructed per American Public Works Association (APWA) standards.	Public Works	Special	
17.	All non-ADA compliant curb ramps along the project's frontage on Washington Boulevard shall be reconstructed per American Public Works Association (APWA) standards.	Public Works	Special	
18.	The existing street light system along the project's frontage with Washington Boulevard shall be converted to low voltage induction type lighting. The conversion shall include, but not limited to, new concrete poles, street light conduit, wiring, pull boxes, light fixtures, and ballast. The existing electrical service pedestal located on the sidewalk adjacent to the Valvoline "Instant Oil Change" building shall be replaced with a 200 amp dual meter service pedestal having space for 8-2 pole circuit breakers.	Public Works	Special	
19.	The east and west main driveways to Washington Boulevard shall be reconstructed to alleviate the dip that occurs at each cross-gutter. The reconstruction of Washington Boulevard shall extend to the centerline of the street. Reconstruction of the cross-gutters and on-site paving may be necessary. Washington Boulevard shall be repaved in concrete. This work shall be designed and constructed to the satisfaction of the City Engineer.	Public Works	Special	

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GENERAL				
20.	The middle driveway that exits from the gas station to Washington Boulevard shall be widened to allow for a larger turning radius for exiting onto Washington Boulevard. The end of the low walls adjacent to this driveway shall be clipped or rounded to help prevent motorists from striking the walls. Retro-Reflective sheeting shall be placed on the face of both walls.	Public Works	Special	
21.	The egress lane assignment at the project's east driveway shall remain in its current configuration. The project's traffic consultant shall conduct a follow-up study not later than six months after occupancy of the proposed expansion to determine if a change in the lane configuration is indicated by actual field conditions. If the follow-up study determines that a change in the lane assignment is necessary, the applicant shall be fully responsible to implement this change in lane assignments and to bear the costs for any and all work for this change, including, but not limited to, restriping of the driveway and any modifications to the existing traffic signals.	Public Works	Special	
22.	All concrete used in the public right-of-way shall have a minimum strength of 3250 psi.	Public Works	Special	

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GENERAL				
23.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
24.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
25.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	

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GENERAL				
26.	All existing life safety systems on the Costco property, interior or exterior, shall be in full compliance with the Culver City Municipal Code 9.02, CA Fire Code Chapter 3, 5, 9 and/or other applicable codes and the State adopted National Standards. These life safety systems are required to stay in compliance with the original Fire Department Conditions of Approval and installation requirements at the time of construction and more stringent requirements as they occur.	Fire	Special	
27.	All new installations or alteration of existing life safety systems shall meet or exceed (more stringent) all of the original conditions of approval. New systems shall meet the same requirements of the existing installation for system calculations, densities, spacing, locations, accessible space and access to all life safety equipment new relocated or existing. Installation of new fire hydrants will be required on the property. All equipment shall be visible, discernible and accessible.	Fire	Special	
28.	Nothing in the new construction or modification to this property shall diminish or reduce existing fire life safety or current Fire Code requirements or protection of property equipment and devices, exterior access or exiting in any way.	Fire	Special	
29.	Fire Department access shall not be blocked, obstructed or in any way hindered for fire department operations.	Fire	Special	
30.	Prior to final approval by the Culver City Fire Department, the Property owner shall provide detail showing how all provisions of the 2013 California Fire Code Chapter 9, Section 901 will be complied with.	Fire	Special	

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GENERAL				
31.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
32.	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. A Culver City CalGreen checklist shall be provided on the construction permit drawings.	Building	Standard	
33.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
34.	All enclosed paths of egress shall be minimum 1 hour rated. Any trash rooms or service rooms shall be minimum 2 hour rated to all other areas.	Building	Special	
35.	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
36.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
37.	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	
38.	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	
39.	The Project shall meet minimum requirements for fire lane widths, height clearance, turning radius, lane stripping, signage, curb painting for fire lanes and other items for unobstructed fire department access and use. This will include obtaining requirements from the Public Works Department, Engineering Division, allowing the Police Department to ticket and tow, which shall require a covenant on the property for enforcement.	Fire	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
40.	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	
41.	A minimum of four (4) sets of lighting plans must be submitted identifying the location of all light fixtures and foot candle levels throughout the site. 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. Timers shall be used to turn of lights during hours when lighting is not needed.	Planning	Special	
42.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
43.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to, and approved by, the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
44.	A phase plan shall be submitted indicating how egress is to be maintained during construction. All required means of egress shall be maintained during construction. Non-combustible materials are highly recommended for any temporary construction separations.	Building	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
45.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
46.	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	
47.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24	Planning/ Public Works	Standard	

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Case No. SPR-P2015081
13463 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			
48.	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	

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PRIOR TO BUILDING PERMIT ISSUANCE				
49.	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	
50.	This project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of building permits or any construction permits issued by the Engineering Division.	Public Works	Special	
51.	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	
52.	A construction kick-off meeting shall be held in City Hall prior to the start of construction; the field superintendent must attend that meeting.	Building	Special	

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DURING CONSTRUCTION				
53.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
54.	The biological monitor required for avoidance of take of birds or their eggs, shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the City of Culver City Planning Division during the grubbing and clearing of vegetation, and shall notify the Culver City Planning Division immediately if project activities damage active avian nests.	Planning	Special	
55.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
56.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
57.	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	

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DURING CONSTRUCTION				
58.	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	
59.	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	
60.	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	
61.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
62.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
63.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.	Building/ Planning	Standard	

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DURING CONSTRUCTION				
64.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
65.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
66.	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	
67.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
68.	Provisions shall be made to maintain EXIT lights and EXIT signs during construction and as obstructions occur to the exiting system. Fire Department approval shall be required prior to implementing changes to previously approved exiting systems, signs and lighting.	Fire	Special	
69.	All emergency and life safety systems shall be maintained in an operating condition including all emergency access driveways. A plan shall be prepared and provided for Fire Department notification, construction supervisor contact numbers, a meeting location for all events, proper staff response to assist the Fire Department in providing assistance prior to starting construction or during the construction process.	Fire	Special	
70.	All water supplies and hydrants shall be put into service adjacent to the construction area prior to loading of construction materials. Traffic control on the lot shall be provided to maintain clear Fire Department access lanes.	Fire	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
71.	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 July 23, 2015 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	
72.	A lot tie, or other appropriate method, shall be completed in order to hold Los Angeles County Assessor's Parcel Numbers 4236-029-009 (Costco) and 4236-029-003 (currently Albertson's) as one parcel.	Planning	Special	
73.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit. Should the applicant choose to commission permanent art for the site, the applicant shall have already identified the location for the artwork, the medium (generally) and a qualified artist prior to the issuance of any building permit.	Cultural Affairs	Standard	

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74.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	

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ON-GOING				
75.	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 October 21, 2015 , excepted as modified by these Conditions of Approval.	Planning	Standard	
76.	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	
77.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
78.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Public Works	Standard	
79.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	