

RESOLUTION NO. 2023- P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW P2022-0361-SPR AND ADMINISTRATIVE USE PERMIT, P2022-0361--AUP TO ALLOW DEMOLITION OF AN EXISTING OFFICE BUILDING AND CONSTRUCTION OF 3 TO 4-STORY, 63,693 SF OFFICE BUILDING AND 3 SUBTERRANEAN PARKING LEVELS WITH TANDEM PARKING, AT 8960-8966 WASHINGTON BLVD IN THE COMMERCIAL GENERAL (CG) AND INDUSTRIAL GENERAL (IG) ZONES.

(Site Plan Review and Administrative Use Permit, P2022-0361-SPR; -AUP)

WHEREAS, on November 22, 2022, Lindblade Media Center (LA) Owner, LLC, (the "Applicant") filed applications for a Site Plan Review and Administrative Use Permit to allow demolition of an existing 24,448 SF office building and construction of a 3 to 4-story, 63,692 SF office building with 3 subterranean parking levels and 182 parking spaces, with gross square footage of 141,646 SF, including the subterranean levels and ground floor parking (the "Project"). The Project site is described as the East 4.61 FT of Lot 21 and the West 20.39 FT of Lot 23 and all of Lots 8,9 and 22 of Tract No. 4161 with a Los Angeles County Assessor number of 4206-015-039 and addressed as 8960 Washington Boulevard and the West 20.39 FT of Lot 21 and all of Lots 10 thru 12, and 19 and 20 of Tract No.4161 with Los Angeles County Assessor number of 4206-015-040 and addressed as 8966 Washington Boulevard; and

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

1. Site Plan Review P2022-0361-SPR: To ensure the Project is in compliance with the required standards, design guidelines, and ordinances of the City; minimize potential

adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City; and

2. Administrative Use Permit P2022-0361-AUP: for tandem parking, to ensure that the tandem parking provided for some of the Project's required parking complies with all required standards and City ordinances and to establish conditions of approval to ensure the uses are compatible with the Project site and surrounding area; and,

WHEREAS, the Project qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects; and

WHEREAS, on September 27, 2023, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of _ to _, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of _ to _, conditionally approved Site Plan Review, P2022-0361-SPR and Administrative Use Permit P2022-0361-AUP, as set forth herein below;

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

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

Site Plan Review:

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

A. The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading

1 facilities, building setbacks and heights, and other improvements on the site, is
2 consistent with the purpose and intent of this Chapter, the requirements of the
3 zoning district in which the site is located, and with all applicable development
4 standards and design guidelines.

5 The Project Site fronts on Washington Boulevard to the north and Lindblade Street to the
6 south. The north half of the Project Site is in the Commercial General (GC) Zone, the south
7 half is in the Industrial General (IG) zone, and along the Washington Boulevard frontage
8 the Project Site is in the Commercial Zero Setback Overlay (-CZ) Zone. The City's General
9 Plan Land Use Element designates the Project site as General Corridor.

10 At the rear on the Lindblade Street frontage, the IG Zone requires a 5 FT setback and street
11 level, on-site landscaping is placed in this setback area to screen ground level mechanical
12 equipment. There is a 5 FT setback on the Washington Boulevard frontage that
13 accommodates on-site landscaping with planters and benches and an exterior public art
14 display. These on-site amenities are consistent with the CZ Zone that allows a street level
15 setback if pedestrian features such as plazas, hardscape or landscape, public art, and
16 benches are placed in the setback area. The Project also includes bike racks, benches,
17 and trees with decorative tree grates on the public sidewalk. A variety of office, retail, and
18 restaurant uses located along Washington Boulevard in the immediate vicinity already
19 include these street scape improvements, enhancing the pedestrian experience and
20 furthering the TOD district streetscape goals and objectives. The building footprint is
21 designed and situated to accommodate the above described on-site and off-site
22 improvements. The building mass, scale, and parking are consistent with maximum
23 allowed height, setback, and parking standards for the CG and IG Zones and with existing
24 developments within the area.

25 The Project has no driveway or curb cut along Washington Boulevard and all vehicle access
26 is off of Lindblade Street, reducing potential conflicts between pedestrians, bicyclists, and
27 vehicles along Washington Boulevard. Bicycle access is off the main lobby elevator and
28 pedestrian access is provided on both street frontages. Sufficient number of parking spaces
29 are provided on the Project Site - 182 spaces, as well 20 on-site, long term, bicycle spaces,
and 6 short-term, bicycles spaces on the Washington Boulevard sidewalk.

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

25 The project is designed to conform with all applicable provisions of the CG and IG
26 development standards and all other applicable City development standards. The Project's
27 architectural design is a modern/contemporary style and uses a neutral palette of minimal
28 materials installed at various angles to one another, creating various geometric shapes and
29 angled features. These angles create an articulated design resulting in a dynamic
perspective as one travels past the Project. Large glass storefronts at the front façade, a

curtain wall system of glass windows and doors at the ground floor, and glass windows at the upper-level north and south façades allow natural light into the building interior. Architectural treatment at the east and west elevations is more simplified with no openings and with a smooth stucco finish. Mechanical equipment and refuse containers are designed to be concealed from the street, public places, and neighboring properties.

The Project design is located on a commercial corridor that includes a variety of commercial, retail, restaurant, and light industrial uses and is consistent with Zoning Code height, setback, and parking limits and requirements. The Project street frontage along Washington Boulevard includes building setbacks, landscaping, benches, a public art area and improved public right of way streetscape features, providing a more pedestrian friendly sidewalk. The proposed contemporary, modern design, materials and colors, and public and private sidewalk amenities are compatible with and compliment the surrounding developments that have similar modern designs and sidewalk features.

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 this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

Commercial developments do not have specific landscape or open space requirements. However, the Project includes a 5 FT set back along both Washington Boulevard and Lindblade Street allowing a variety of outdoor amenities including landscape planters and benches, a public art display area, 3 new street trees with tree grates, and the widening of the Washington Boulevard roadway by 5 FT. On site planter boxes include Coral Plants and Aloe Vera plants. Street trees of a species and size consistent with the City's Transit Oriented Development (TOD) Streetscape Plan and the Public Works Department, in accordance with the City's Street Tree Master Plan, will be installed and will serve to provide further visual relief along the project's street-facing façade.

Project Conditions of Approval require drought tolerant landscaping or xeriscape for all landscaped areas. A 10,000 SF roof top deck at the rear half of the Project Site facing Lindblade Street includes an outdoor kitchen, several seating areas, and a variety of drought tolerant plant material. Plants include Palo Verde and fruitless Olive trees, Rosemary shrubs, Lavender, grasses, and groundcover material.

These landscape features help to soften the massing of the building and compliment the streetscape, enhancing the pedestrian experience.

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.

1 The proposed Project is consistent with CG and IG Zoning standards for height, setbacks,
2 and parking. All parking is provided within a 3-level subterranean parking area and a small
3 ground floor parking area, all of which are accessed from Project's rear, off Lindblade Street.
4 This rear access reduces potential conflicts between vehicles, bicyclists, and pedestrians
5 along the more active Washington Boulevard frontage that has no vehicle access to the
6 Project. Within subterranean parking areas, parking space dimensions, aisle widths, and
7 vertical height clearances and maximum allowed parking and drive aisle slopes are
8 designed with code compliant minimum and maximum standards. There are multiple
9 pedestrian access points. Pedestrian access is provided from public sidewalks fronting
10 Washington Boulevard and Lindblade Street. Adequate on-site space for both vehicle and
pedestrian access reduces impacts to surrounding properties and their potential future
development because Project users are directed into the Project site without having to
traverse neighboring properties. Further, bicycle access points, internal pathways and
vehicle driveways are of adequate width to provide Project users safe internal circulation.
Overall, the Project will not create a hazard to surrounding areas and is in the best interest
of the public health, safety, and general welfare.

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

15 The Project Site is in an existing urbanized neighborhood and is currently developed with
16 an office building sufficiently served by existing utilities. There will be an overall net
17 commercial building increase of 39,244 SF after building demolition and new construction.
18 Upgrades to existing facilities can be provided and improvements to the adjacent public
19 right-of-way, such as sidewalk, curb and gutter, street trees, various streetscape
20 improvements, a bicycle lane, and widening of Washington Boulevard along with new
21 meters, will be implemented pursuant to Project conditions and code requirements. Further,
the existing and proposed public service facilities necessary to accommodate the Project
such as: the width and pavement of adjoining streets, traffic control devices, sewers, storm
drains, sidewalks, streetlights, proposed street trees, fire protection devices, and public
utilities are adequately provided as confirmed by the City agencies that reviewed the Project
during the interdepartmental review process.

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

24 Based on review of the Project plans, the Project is consistent with the General Plan Land
25 Use Element, and the General Corridor General Plan Land Use designation. The Project
26 is consistent with General Plan Land Use Element Objective 5, Economic Diversity,
27 because it will introduce a new office space, providing potential new business and economic
28 expansion; Objective 6, Commercial Corridors, because the new office building with a
modern design, net new office area, and additional street scape improvements will help to
revitalize this portion of Washington Boulevard; and Objective 12, Urban Design, because

the Project design, sidewalk trees, sidewalk benches, and sidewalk bike racks will provide high quality architecture and street scape improvements.

The Project is consistent with Zoning Code height limits and massing, including building setbacks, landscaping, a public art area and improved sidewalk areas, to allow for more pedestrian friendly sidewalks that will complement the adjacent commercial and retail neighborhoods. This furthers the intended character of the General Corridor Land Use designation that encourages a range of small-to medium-scale commercial uses and desirable neighborhood and community serving commercial uses.

Administrative Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

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

The Project proposes 139 tandem parking spaces, out of the total complement of 182 spaces, which is allowed in the CG and IG Zones with approval of an Administrative Use Permit. The proposed tandem parking layout complies with all other applicable provisions regarding parking design and layout guidelines.

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

The proposed tandem parking is consistent with General Plan Land Use Element Objective 5, Economic Diversity, because it will facilitate the introduction of new office space, providing potential new business and economic expansion; Objective 6, Commercial Corridors, because the on-site, tandem parking will assist in tenancing the new office building thereby assisting in the revitalization of this portion of Washington Boulevard; and Objective 12, Urban Design, because the on-site, tandem parking will draw project related vehicles into the Project's subterranean parking, minimizing effects on the Project design and related streetscape features such as sidewalk trees, sidewalk benches, and sidewalk bike racks that provide high quality architecture and street scape improvements.

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

The proposed use, design, location, size, and operating characteristics of the tandem parking spaces will not have an impact on adjacent uses and are therefore found to be compatible with the existing and future commercial land uses in the vicinity of the subject site. Tandem parking spaces will be managed as appropriate by the Project tenants and will not be visible as they are in the subterranean parking areas with sufficient drive aisle

widths and back up spaces to accommodate vehicle parking and retrieval operations that will not spill into the public right-of-way. Parking operations will be contained within the Project Site and will assist in meeting the Project's on-site parking demands thereby assuring the Project does not have an impact on nearby street parking spaces. Thus, existing, and future land uses in the Project vicinity will not be impacted by the proposed tandem parking.

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

The generally flat configuration of the site, the adequate vertical clearances in the subterranean parking levels, the vehicular access to the site from the ramp off the rear of the Project Site at Lindblade Street, the adequate design and width of drive aisles where the tandem parking is located, and the proposed onsite parking configuration are physically suitable to accommodate the tandem parking spaces. Tandem parking space is compatible with the adjoining commercial uses because it will be managed by project tenants which will lessen parking impacts by the Project on adjoining areas. The tandem parking will not impact any utilities and there are no physical constraints that would prevent the proposed parking. All Project parking is provided on-site with adequate drive aisles, driveways, and maneuvering areas and can be accommodated within the Project boundaries. The tandem parking is therefore compatible with adjoining land uses as the Project will provide its required parking.

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

The establishment of tandem parking will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property, or improvements in the surrounding industrial and commercial zones since the tandem parking will not generate on-site or off-site parking impacts. All required and managed parking will occur on the Project Site thereby lessening impacts to surrounding properties. Sufficient on-site maneuvering areas within the drive-aisles will ensure parking and retrieval of alternative parking will occur on-site without the need to use the public right-of-way or public parking spaces.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; and (ii) approves Site Plan Review and Administrative Use Permit P2022-0361-SPR

1 and -AUP, subject to: the site and floor plans reviewed by the Planning Commission on
2 September 27, 2023; the conditions of approval set forth in Exhibit A, attached hereto and
3 incorporated herein by this reference; and the applicable code requirements set forth in Exhibit
4 B attached hereto and incorporated herein by this reference. The site and floor plans, and
5 Exhibits A and B are collectively referred to as "Project Requirements."
6

7 SECTION 3. The Project Requirements are hereby imposed on the proposed office
8 development at 8960-8966 Washington Blvd.

9 APPROVED and ADOPTED this 27th day of September, 2023.
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12 _____
13 STEPHEN JONES - CHAIRPERSON
14 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

15 Attested by:
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18 _____
19 RUTH MARTINDELCAMPO, ADMINISTRATIVE CLERK
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EXHIBIT A
 RESOLUTION NO. 2023-P004
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. 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. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6-inch high by	Public Works/ Fire/ Planning	Standard/ Special	

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GENERAL				
	<p>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. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager Prior to Building Permit Issuance. 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.</p> <p>A Waste Management Plan Shall be submitted to Public Works for review and approval Prior to Building Permit Issuance.</p>			
6.	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. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works	Standard	
7.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals	Public Works	Standard	

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GENERAL				
	coordination that may be in place along the corridor.			
8.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.</p> <p>The Project shall incorporate all of the following Trip Reduction Measures:</p> <p>A. Information Kiosk: Digital kiosk displaying transportation information in a prominent area accessible to the greatest number of employees, displaying, but not limited to, the following information:</p> <ul style="list-style-type: none"> • Current maps, routes and schedules for public transit routes serving the site; • Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency, transportation management associations, and local transit operators; • Ridesharing promotional material supplied by commuter-oriented organizations; • Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; • A listing of any other facilities and resources that may be available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site; • A neighborhood map including approximate walking distances and times to encourage Walk to Work; • Regularly updated Kiosk information. 	Trans., <u>Public</u> Works, Planning	Special	

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GENERAL				
	<p>B. Employee Carpool or Vanpool Spaces: Not less than ten percent (10%) of the employee parking area serving carpool or vanpool vehicles shall be located as close as is practical to the employee entrance(s) without displacing handicapped and customer parking needs. Preferential parking shall be identified on the building permit plans and shall have signs designating them for carpool and vanpool vehicles.</p> <p>C. Vanpool Spaces: Vanpool spaces shall be accessible with a minimum interior vertical clearance of 8 FT 2 IN provided for those spaces and accessways and circulation routes used by vanpool vehicles. Adequate turning radii and a minimum parking space dimension of 9 FT wide by 18 FT in length shall be provided for vanpool parking areas.</p> <p>D. Low/Zero Emission Vehicle Spaces: The Project will provide 2 zero/low-emission vehicle spaces near the main entry and will provide EV spaces as required by the Zoning Code.</p> <p>E. End of trip facilities: The Project shall provide a total of 26 bicycle spaces (20 long-term and 6 short-term spaces) including bicycle racks along the Project's Washington Boulevard frontage (sidewalk/parkway), a secure bicycle parking room for long-term parking located on parking level B1 and restrooms with showers located on the ground floor. Specific facilities and their location (e.g., provision of racks, bicycle storage lockers, showers, locked room) shall be provided to the satisfaction of the City prior to Building Permit issuance.</p> <p>F. Loading Area for Shared-Ride Vehicles: Consistent with the Preliminary Development</p>			

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GENERAL				
	plans, an onsite designated loading area for shared-ride vehicles shall be allowed on the on-site loading area when the said spaces is no in use for deliveries. Signage shall be placed at the head of the space indicating its use as a loading and shared-ride space. G. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission.			
9.	The Project shall upgrade adjacent bus stop(s), as applicable, to each include new bus shelter, bench, trash receptacle, bus stop sign, real-time information display, signpost, twelve-foot (12) wide concrete bus pad (same length as the bus stop zone), red curb (same length as the bus stop zone) and widen the sidewalk to a minimum of ten (10) feet. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop standards. The final location, layout and bus stop amenities shall comply with Culver CityBus Bus Stop Standard and approved by Transportation Department.	Trans.	Standard	
10.	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 complete building permit application submittal.	All Depts	Standard	
11.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	

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GENERAL				
12.	<p>Planning Special Conditions:</p> <p>A. A lot-tie covenant or lot merger will be required to tie the two parcels as one.</p> <p>B. Parking levels shall have a broom finish or other skid reducing surface – make this a note on the parking levels in the plans.</p> <p>C. The applicant shall demonstrate there are no easements located within the proposed building footprint.</p> <p>D. The Applicant shall provide a Parking Management Plan demonstrating how tandem parking spaces will be managed. This Plan may require valet/attendant services</p>	Current Planning	Special	
13.	<p>Public Works Special Conditions:</p> <p>A. 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.</p> <p>B. The applicant shall repave the half width of Washington Boulevard with a 2-inch grind and overlay along the project's frontage. Asphalt pavement shall be rubberized.</p> <p>C. The applicant shall repave the full width of Lindblade Street with a 2-inch grind and overlay along the project's frontage. Asphalt pavement shall be rubberized.</p> <p>D. Applicant shall dedicate 5 feet along the project's frontage on Washington Boulevard; a bicycle lane shall be striped along this 5-foot dedication area.</p>	Public Works	Special	

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	<p>E. During construction, pedestrian access along the project's frontage shall be maintained at all times.</p> <p>F. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.</p> <p>G. Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant.</p> <p>H. If tiebacks are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 5 feet below grade.</p> <p>I. If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation.</p> <p>J. All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.</p> <p>K. Project will be required to place a pull box and conduit to connect to the project's proposed networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on-site.</p> <p>L. Removal of any street trees will require replacement at 2:1 ratio.</p> <p>M. Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD.</p>			
14.	<p>Construction Management Plan Special Condition:</p> <p>a. The Construction Management Plan shall show the lane lines in the exhibit drawings, clearly showing impacts to street travel lanes.</p> <p>b. The final Construction Management Plan shall not permit closure of half of Washington Boulevard</p>	Public Works/ Current Planning	Special	

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15.	<p>Fire Dept Special Conditions:</p> <p>A. The Project shall provide an NFPA 13 fire sprinkler system throughout all portions of this project, density shall meet minimum requirements by occupancy classifications, parking garage shall be Ordinary hazard Group II minimum density, a DDCA and other exterior fire sprinkler system equipment shall be installed per Golden St Water Company and Culver City Fire Department with the Planning Department screening requirements.</p> <p>B. The 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 public fire hydrant. A new fire hydrant may be required to meet this requirement.</p> <p>C. In Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access. Provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 feet of stream.</p> <p>D. A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3).</p> <p>E. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2019 CFC Appendix B. Plans shall show the location of all hydrants within 300 feet of the property.</p> <p>F. The Project shall provide addresses viewable from the public way.</p>	Fire Dept	Special	

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GENERAL				
	<p>G. The Project shall provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. Comply with Ch. 5 of 2019 CFC Emergency Responder Radio Coverage.</p> <p>H. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building.</p> <p>I. All fire Lane locations shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location, and type of fire department connections (FDC's) and similar equipment. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000-pound apparatus.</p> <p>J. Trash areas within five feet of the building shall be protected by fire sprinklers.</p> <p>K. 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>L. 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>			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>M. Parapets more than five feet shall have catwalks and ladders, contact CCFD for requirements.</p> <p>N. The Project shall provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.</p> <p>O. The Project shall provide fire extinguishers, and the size, location, and type shall be approved by Fire Marshal.</p> <p>P. Access for emergency fire and medical personnel shall have concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.</p> <p>Q. All interior and exterior portions of room shall be provided with numbers and 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>R. All emergency lights and exit lights shall have self -contained battery backup power.</p>			
16.	<p>Building Safety Special Conditions:</p> <p>A. The overall construction submittal documents shall indicate any construction staging areas proposed. The C.C. P.W. Dept./ Engin. Div. will require a separate permit for the temporary use of any City right of way.</p> <p>B. Any type of damage to any adjacent property or any part of the City right of way will result in a general stop work order. A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety.</p>	Building	Special	

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GENERAL				
	<p>C. Construction hours shall be per the CCMC and/ or any more restrictive project specific requirements. All concrete pours/ worker staging/ any on-site or off-site activity shall start and end within the allowed construction hours. No on-site or off-site staging activity or any activity of any kind is allowed outside of the allowed construction hours. Every effort shall be made to minimize noise on site, no music is allowed on site. The Project shall place a temporary construction sign during construction with the superintendents name and phone number, the contractors name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site; long pants, a shirt w/ sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary. The Project shall submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction there shall be a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff.</p> <p>D. All trucks driving to the jobsite shall obtain a haul route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.</p> <p>E. Building Safety reserves the right to adjust allowed construction staging areas during the course of the project, or to apply administrative assessments, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.</p>			

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GENERAL				
	<p>F. The Project shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees paid, with associated complete plan and supporting documentation set. Submittal on or after January 1, 2022 are to comply with the 2023 Building Standards Code with local amendments which MAY include a reach code for electric only + efficiency buildings.</p> <p>G. A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not be limited to: means of egress plan, fire rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height, and area analysis.</p> <p>H. A soils report shall be submitted with the building permit application and a soils report shall also be submitted with the shoring permit application. The soils report will be reviewed during the plan review process by the City's third-party consultant with associated review fee.</p> <p>I. Parking for ADA Electric Vehicle associated code requirements are distinctly separate from ADA parking stall code requirements.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
17.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner, and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	
18.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
19.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <u>A Pedestrian Protection Plan</u> 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 City Engineer.</p> <p>b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. 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.</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> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. 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.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California 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.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii Daily maintenance of construction site.</p> <p>iv Dust control by regular watering.</p> <p>v Construction worker and contractor offsite parking.</p> <p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	f. <u>Foundation shoring and/or foundation piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
20.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
21.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). 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	
22.	<p>a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.</p>	All Depts	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
23.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Planning	Standard	
24.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
25.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
26.	<p>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.</p> <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	Standard	
27.	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on the Property or at designated offsite locations	Building/ Planning/ Public Works	Standard	

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DURING CONSTRUCTION				
	approved by the City, and not in the surrounding neighborhood.			
28.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Planning/ Public Works	Standard	
29.	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	
30.	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	
31.	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	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	<p>less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
32.	<p>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. 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.</p>	Building/ Public Works	Standard	.

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DURING CONSTRUCTION				
	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 except along the frontage of the construction site and shall be approved by the City Engineer.			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
33.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on December 15, 2022, at the Project Review Committee meeting on the Land Use Permit application, and subsequent City appropriate comments following application resubmittal documents, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
34.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as 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 that are certified by the project architect and engineer.</p>	All	Standard	
35.	Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site	Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.			
36.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
37.	<p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <ul style="list-style-type: none"> a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq. (or Art Installation as approved by the Cultural Affairs Commission prior to C of O), c. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. d. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq. 	All	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
38.	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 September 27, 2023, except as modified by these Conditions of Approval.	Current Planning	Standard	
39.	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	
40.	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, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All	Standard	
41.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
42.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

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ON-GOING				
43.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Planning	Standard	
44.	The project shall provide streetscape improvements along the project's street frontage including street trees and grates, in accordance with the Urban Forest Master Plan, and benches, bike racks, ground cover, and waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Planning	Standard	

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards.</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
<u>Homeowner's Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	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 the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
9.	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. 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		
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
11.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
12.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
13.	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		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
14.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.	Public Works		
15.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
16.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
17.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards.</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
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