

1 RESOLUTION NO. 2022- P018

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW P2022-0190-SPR TO
4 ALLOW DEMOLITION OF AN EXISTING ONE-STORY AND TWO-STORY
5 OFFICE BUILDING AND SURFACE PARKING LOTS AND THE
6 CONSTRUCTION OF A NEW FOUR-STORY, 145,751 SQUARE FOOT OFFICE
7 BUILDING WITH THREE SUBTERRANEAN PARKING LEVELS AT 3817-3855
8 WATSEKA AVENUE IN THE COMMERCIAL DOWNTOWN (CD) ZONE.

9 (Site Plan Review, P2022-0190-SPR)

10 WHEREAS, on June 23, 2022, LPC West c/o Rob Kane (the "Applicant"), filed
11 applications for a Site Plan Review to allow demolition of existing office buildings and surface
12 parking lots and construction of a new 56 foot high, 4-story, 145,751 square foot commercial
13 office building and 3 subterranean parking levels with 551 parking spaces, in the Commercial
14 Downtown (CD) Zone (the "Project"). The Project site is described as Lot 16 through 29 and
15 Portion of Vacated Alley Adjacent on Southwest of Block 13 of Tract No. 2444, with a Los
16 Angeles County Assessor number of 4207-002-015, -016, -017,-018, and -028; and,

17 WHEREAS, to implement the proposed Project, approval of Site Plan Review P2022-
18 0190-SPR is required to ensure the Project is in compliance with the required standards, design
19 guidelines, and ordinances of the City; minimize potential adverse effects on surrounding
20 properties and the environment; and protect the integrity and character of the residential,
21 commercial, and public areas of the City; and,

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

25 WHEREAS, on October 12, 2022, after conducting a duly noticed public hearing on the
26 subject application, including full consideration of the application, plans, staff report,
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1 environmental information and all testimony presented, the Planning Commission (i) by a vote
2 of ___ to ___, adopted a Categorical Exemption, in accordance with CEQA, finding the Project
3 will not result in significant adverse environmental impacts; and (ii) by a vote of ___ to ___,
4 conditionally approved Site Plan Review, P2022-0190-SPR, as set forth herein below;

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

7 SECTION 1. Pursuant to the foregoing recitations, the provisions of the Culver City
8 Municipal Code (CCMC), the following findings are hereby made:
9

10 **Site Plan Review:**

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

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

19 The general layout of the Project is consistent with the development standards and intent
20 of the Commercial Downtown (CD) zoning district. The Project design is consistent with
21 the CD Zone allowed structure height of 56 feet and allowable height encroachments for
22 mechanical equipment a maximum of 13 feet 6 inches above roof height. Setbacks are not
23 required for the structure but are provided to create landscaped setback areas at grade and
24 landscape balconies on upper floors. The floor plan focuses on the use of extensive natural
25 lighting and ventilation of interior spaces while placing core components of the building in
26 the rear of the building to promote flexible workplace configurations.

27 An approximate 38-foot-wide driveway ramp along Watseka Avenue provides adequate
28 vehicle access to the subterranean parking area. The driveway and parking level
29 maneuvering areas provide sufficient space and back up capacity for Project users and the
driveway provides access to all loading and staging areas. The Project is designed with a
primary pedestrian access point from Watseka Avenue through the building lobby, while
bicycles can enter through the garage entrance to access bike parking and end-of-trip
facilities at the rear of the building on ground level.

**B. The architectural design of the structures and the materials and colors are
compatible with the scale and character of surrounding development and other**

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

4 The design of the structure is meant to enhance the pedestrian experience along Watseka
5 Avenue. The architecture is modern in design with windowed façades for much of the front
6 and front corners of the building with breaks of grey stucco columns. Full height windows
7 provide extensive light and ventilation to the interior office space. Stucco elements are
8 provided along the rear and rear sides of the building, although the back of the building
9 incorporates 75% allowable openings for glazing to provide 360-degree architectural
10 treatments. The roof of the building is crowned by sawtooth roof elements with wood trim
11 which provide optimal angles for solar panels while also accentuating the building. The
12 third floor incorporates balconies to step back the building façade at key points while the
13 entire fourth floor is setback to create a deck with landscaping. The ground floor is also
14 setback from property line to create a landscape buffer with transparent openings to the
15 interior of the building.

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

22 The CD Zone does not require setbacks from property lines, however, the structure provides
23 setbacks to enhance landscaping at the base and upper levels of the building. The first
24 floor setback at Watseka Avenue provides landscaping and seating along the public right-
25 of-way. Along the sides of the building, landscape setbacks provide a buffer to the alley
26 way to the north and residential apartments on the south. Third and fourth floor walls are
27 setback to provide opportunities for landscaped decks. The public right-of-way will also be
28 enhanced by the provision of eight new Ginkgo biloba trees. This landscaping will help to
29 soften the exterior of the building while creating attractive outdoor space for both tenants
and passersby. A project condition requires xeriscape and/or drought tolerant landscaping
to ensure it thrives with minimal watering.

Landscaping 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.

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

29 The proposed Project is consistent with CD Zoning standards for height and exceeds
minimum requirements for parking and setbacks. Parking is provided within an on-site

1 subterranean parking area accessed from the Project's 38-foot-wide driveway on Watseka
2 Avenue. Within subterranean parking areas, parking space dimensions, aisle widths,
3 vertical height clearances, and drive aisle slopes are designed with code compliant
4 minimum and maximum standards. A valet service is also provided to facilitate the use of
5 subterranean parking accommodations including tandem and stacked spaces. Pedestrian
6 access is provided from the public sidewalk along Watseka Avenue. Adequate on-site
7 space for both vehicle and pedestrian access reduces impacts to surrounding properties
8 and their potential future development because Project users have direct access to property
9 from the public right-of-way and a valet service is available to facilitate the parking process.
10 Further, internal pathways and vehicle driveways are of adequate width to provide Project
11 users safe internal circulation. Overall, the Project will not create a hazard to surrounding
12 areas and is in the best interest of the public health, safety, and general welfare.

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

23 The site is in an existing urbanized neighborhood and is currently developed with two low-
24 rise commercial structures sufficiently served by existing utilities. There will be an overall
25 net commercial building increase of 138,381 square feet after building demolition and new
26 construction. Upgrades to existing facilities can be provided and improvements to the
27 adjacent public right-of-way, such as sidewalk, curb and gutter, street trees, and new
28 meters, will be implemented pursuant to Project conditions and code requirements. Further,
29 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.

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

41 Based on review of the Project plans, the Project is consistent with the General Plan Land
42 Use Element, and the Downtown General Plan Land Use designation. The Project is
43 consistent with General Plan Land Use Element Objective 5, Economic Diversity, because
44 it will introduce new commercial office space, providing potential new business and
45 economic expansion; Objective 10, Visual Open Space, because the on-site and off-site
46 landscaping extends park-like qualities along a commercial street that acts as entryway into
47 Downtown Culver City; and Objective 22, Downtown Area reinvestment, because the new
48 structure will provide new economic opportunities for the Downtown including, introducing
49 new employees that will patronize local business; improving the visual quality of existing
lots that are taken up by parking and low-rise structures with a new visually appealing
building; and improving the pedestrian environment by providing new amenities along a
street into and out of the Downtown center.

1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,
3 in accordance with CEQA, finding the Project will not result in significant adverse environmental
4 impacts; and (ii) approves Site Plan Review P2022-0190-SPR, subject to: the site and floor
5 plans reviewed by the Planning Commission on October 12, 2022; the conditions of approval
6 set forth in Exhibit A, attached hereto and incorporated herein by this reference; and the
7 applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by
8 this reference. The site and floor plans, and Exhibits A and B are collectively referred to as
9 "Project Requirements."
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11 SECTION 3. The Project Requirements are hereby imposed on the proposed
12 commercial office development at 3817-3855 Watseka Avenue.
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14 APPROVED and ADOPTED this 12th day of October 2022.
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17 _____
18 NANCY BARBA - CHAIRPERSON
19 PLANNING COMMISSION
20 CITY OF CULVER CITY, CALIFORNIA

21 Attested by:
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23 _____
24 RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK
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EXHIBIT A
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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 6	Public Works/ Fire/ Current Planning	Standard	

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GENERAL				
	<p>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. 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>			
6.	<p>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.</p>	Public Works	Standard	
7.	<p>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 coordination that may be in place along the corridor.</p>	Public Works	Standard	
8.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 - “Transportation Demand and</p>	Trans., Public	Special	

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GENERAL				
	<p>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 the following Trip Reduction Measures:</p> <ol style="list-style-type: none"> 1. End of trip facilities including Employee Bicycle Lockers that services the required bicycle parking condition included within this document; the applicant shall provide a design that identifies number of employees served by the facility. 2. Public Transportation Information Boards. 3. At least one carpool/vanpool designated parking; infrastructure ready EV spaces may be used. 4. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities. 5. TAP Cards – The Project will subsidize the purchase of TAP cards for up to 15% of employees (maximum 60) for a period of five years for employees who opt to take Metro instead of personal vehicles and will not be provided on-site parking accommodations and not receive a car share subsidy; or, the Project will offer a cash-out bonus to individuals who opt to use other modes of commuting options such as carpools, car share, shuttles, bicycles, or walking. The cash-out bonus will count towards the 15% employee obligation. <p>Further, the Applicant shall procure and register TAP cards for project tenants and the Project</p>	Works, Planning		

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GENERAL				
	owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.			
9.	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	
10.	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	
11.	The applicant shall install fire sprinklers in the building per 2019 NFPA 13 requirements and CCMC 9.02 Fire Department Connection (FDC) shall be located as approved by the Fire Marshal. The double detector check assembly (DDCA) shall be located as required by GSW.	Community Risk Reduction	Special	
12.	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.	Community Risk Reduction	Special	
13.	The applicant is required to submit a site plan that must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3).	Community Risk Reduction	Special	
14.	The applicant shall provide hydrants in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. The applicant shall show the location of all hydrants within 300 feet of the property on submitted plans.	Community Risk Reduction	Special	

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GENERAL				
15.	The applicant shall provide addresses viewable from the public way.	Community Risk Reduction	Special	
16.	The applicant shall provide fire sprinkler monitoring and fire alarm system per 2016 NFPA 72, fire monitoring system shall be separate from the security system.	Community Risk Reduction	Special	
17.	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.	Community Risk Reduction	Special	
18.	A completed CCFD Water Availability Form, signed by the local water agency, is required (CFC 903.2).	Community Risk Reduction	Special	
19.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Community Risk Reduction	Special	
20.	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.)	Community Risk Reduction	Special	
21.	Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.	Community Risk Reduction	Special	
22.	The applicant shall provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Community Risk Reduction	Special	
23.	The applicant shall provide fire extinguishers. Size, location, and type shall be approved by Fire Marshal.	Community Risk Reduction	Special	
24.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main	Community Risk Reduction	Special	

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GENERAL				
	entrance for each building shall be paved to allow the rolling of a medical gurney.			
25.	All rooms interior and exterior 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.	Community Risk Reduction	Special	
26.	All emergency lights and exit lights shall have self-contained battery backup power.	Community Risk Reduction	Special	
27.	Below grade stack parking structure shall comply with 2019 NFPA standards and CCFD guideline. A technical report by a licensed Fire Protection Engineer shall be required for mechanical parking stackers.	Community Risk Reduction	Special	
28.	Minimum unobstructed vertical clearance shall not be less than 13'6"	Community Risk Reduction	Special	
29.	All work (including traffic control) that will be done in the jurisdiction of the City of Los Angeles shall be coordinated with the Los Angeles Department of Transportation.	Public Works Engineering	Special	
30.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works Engineering	Special	
31.	Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant.	Public Works Engineering	Special	
32.	If tie-backs 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 8 feet below grade.	Public Works Engineering	Special	
33.	If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be	Public Works Engineering	Special	

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GENERAL				
	approved by the Public Works Inspector prior to installation.			
34.	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.	Public Works Engineering	Special	
35.	The project shall replace any parking meters, signs and posts, signal poles, and any other traffic and parking control devices within the public right-of-way if damaged by the Project construction.	Public Works Engineering	Special	
36.	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.	Public Works Engineering	Special	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
37.	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	
38.	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	
39.	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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	<p>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.</p>			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
40.	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	
41.	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 Safety	Standard	
42.	<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	
43.	Applicant shall record covenant for Lot Tie prior to any construction activity.	Current Planning	Special	
44.	On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works Engineering	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
45.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.	Public Works Engineering	Special	
46.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Watseka Avenue and a recommendation, based on a calculated R-value and an appropriate Traffic Index, of the asphalt and base section of any new street pavement shall be provided. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works Engineering	Special	
47.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans. The off-site plans shall show a 2-inch grind and overlay for the full width of Watseka	Public Works Engineering	Special	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	Avenue along the project's frontage. Asphalt pavement shall be rubberized.			
48.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site improvement and off-site improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works Engineering	Special	
49.	Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in	Public Works Engineering	Special	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	the submittal package, including the plan check fee associated with the SUSMP.			
50.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP.	Public Works Engineering	Special	
51.	This project proposes to redevelop property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the	Public Works Engineering	Special	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.			
52.	Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works Engineering	Special	
53.	Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Public Works Engineering	Special	
54.	Applicant shall do a sanitary sewer line analysis. The sanitary sewer analysis shall determine where the project sewage will be serviced. Sewer analysis shall consider the existing and future flows, alignment, and sizes of existing sewer lines to determine if upgrades are necessary. It may require a new sewer main line and maintenance hole along Watseka Avenue.	Public Works Engineering	Special	
55.	Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.	Public Works Engineering	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
56.	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/ Current Planning	Standard	
57.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
58.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
59.	<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	
60.	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 Current Planning Public Works	Standard	

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DURING CONSTRUCTION				
	approved by the City, and not in the surrounding neighborhood.			
61.	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/ Current Planning/ Public Works	Standard	
62.	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	
63.	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	
64.	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>			
65.	<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				
	<p>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.</p>			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
66.	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 August 23, 2022 , shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
67.	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: 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.	All	Standard	
68.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	
69.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
70.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: 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., 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	
71.	Applicant shall provide proof of contract with valet company for operation of valet services in subterranean garage per approve Managed Parking Plan.	Current Planning	Special	
72.	Prior to the issuance of any Certificate of Occupancy, all traffic related conditions (if applicable) must be installed and accepted by the appropriate City/County agencies.	Public Works Engineering	Special	
73.	Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.	Public Works Engineering	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
74.	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 12, 2022 , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
75.	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	
76.	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	
77.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
78.	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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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
79.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
80.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan and Parkway Planting Guidelines, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning/ Public Works	Standard	
81.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval and shall be completed as specified therein.	Current Planning	Standard	
82.	The applicant shall install drought tolerant plants in the parkway per the City's Parkway Planting Guidelines.	Public Works Engineering	Special	

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>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>
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<u>Transit Oriented Development</u>	<u>TOD</u>