

1 3. Extended Construction Hours Request, a land use entitlement allowing an
2 additional hour of construction in the morning increasing the allowed construction time
3 to 7:00 am to 8:00 pm to allow for specific constructive activity including pouring concrete
4 grading and excavation; and

5 WHEREAS, on November 9, 2022, after conducting a duly noticed public hearing on the
6 subject applications, including full consideration of the applications, plans, staff report,
7 environmental information and all testimony presented, the Planning Commission, by a vote of
8 4 to 0, recommended to the City Council approval of Zoning Map Amendment P2022-0144-
9 ZMA, and Comprehensive Plan P2022-0144-CP as set forth herein below.
10

11 WHEREAS, on December 5, 2022, after conducting a duly noticed public hearing on the
12 Zoning Map Amendment and Comprehensive Plan, fully considering of the applications, plans,
13 staff report, environmental information, Planning Commission recommendations, and all
14 testimony presented, the City Council, by a vote of 5 to 0, introduced an ordinance to approve
15 Zoning Map Amendment P2022-0144-ZMA and Comprehensive Plan P2021-0174-CPA, (the
16 “Ordinance”), as set forth herein below; and
17

18 WHEREAS, on December 12, 2022, the City Council, by a vote of __ to __, adopted
19 the Ordinance.
20

21 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
22 CALIFORNIA, RESOLVES AS FOLLOWS:
23

24 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
25 Municipal Code (CCMC), the following findings are hereby made:
26
27
28
29

1 **Zoning Map Amendment**

2 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for a
3 Comprehensive Plan Amendment are hereby made:

- 4 **1. The proposed amendment ensures and maintains internal consistency with the**
5 **goals, policies, and strategies of all elements of the General Plan, and, in the case**
6 **of a Zoning Code amendment, will not create any inconsistencies with this Title;**
7 **in the case of a Zoning Code Amendment.**

8 The proposed Zoning Map Amendment ensures and maintains internal consistency with
9 the goals, policies, and strategies of the General Plan. Specifically, the Zoning Code
10 Map Amendment will change the zoning of the Site from the IG and -EW to PD zone
11 and the Site will continue to be consistent with the General Plan Land Use “General
12 Corridor” designation.

13 The proposed project requires a Zoning Map Amendment (ZMA) to change the subject
14 property zoning designation from Industrial General (IG) and East Washington Overlay
15 Zone (-EW) to Planned Development (PD). Properties located within the PD zone
16 require a Comprehensive Plan as part of the entitlement submittal. A Comprehensive
17 Plan establishes development standards, permitted uses and a conceptual development
18 plan for construction. The proposed project requiring the ZMA provides a standards and
19 design for a new 4-story office development. The proposed ZMA would allow for
20 revitalization of the underutilized site on primary arterials (Washington and National) and
21 near a Metro station.

22 The proposed zone change furthers Objectives 5, 6, 9, and 12 of the General Plan Land
23 Use Element by establishing development standards that would provide pedestrian
24 environments, promote economic vitality with, allow for creative office type uses,
25 enhance visual quality by utilizing sustainable urban design principles and providing
26 streetscape improvements along commercial corridors. The proposed ZMA therefore is
27 in compliance with the following Objectives and Policies of the Land Use Element of the
28 General Plan.

29 Objective 5. Economic Diversity. Encourage new business opportunities that expand
Culver City’s economic base and serve the needs of the City’s residential and business
community.

Policy 5.H Encourage and support entertainment and media businesses by
promoting Culver City’s image as the “Heart of Screenland”.

Objective 6. Commercial Corridors. Revitalize the physical character and economic well
being of the City’s commercial corridors.

1 Policy 6.A Encourage revitalization of commercial corridors in the City through new
2 development and renovation of existing structures with incentives which address
development standards and the project approval process.

3 Objective 9. Studio Image. Encourage and support entertainment and media businesses
4 by promoting Culver City's image as the "Heart of Screenland".

5 Policy 9.B Continue to allow studio and studio-related uses in areas designated for
6 certain commercial and industrial uses.

7 Objective 12. Urban Design. Ensure that new construction and renovation of existing
8 residential and non-residential buildings and streetscapes are accomplished with the
highest quality architectural and site design.

9 Policy 4.B consistent neighborhood development standards.

10 Policy 6.I revitalization of commercial corridors.

11 Policy 10.A – Policy 10.L streetscape and urban design improvements.

12
13 **2. The proposed amendment would not be detrimental to the public interest, health,
14 safety, convenience, or welfare of the City; and**

15 The proposed ZMA would provide creative office floor area to encourage multi-media content
16 creation on a site located adjacent to 3 arterials, Washington, National and Venice Boulevards
and located near the Culver City Metro Station. An EIR has been completed for the proposed
17 project that provides mitigation that will reduce impacts to a less than significant level, with the
exception of Project-level and cumulative air quality impacts during construction, Project-level
18 and cumulative on-site construction noise, cumulative offsite construction noise (construction
vehicles), and Project-level and cumulative off-site construction (human annoyance) vibration
19 (construction vehicles) impacts. The applicant has also submitted a preliminary Construction
Management Plan that provides information on how the project management team will
20 implement and perform its site management responsibilities during the course of construction.
The ZMA will not be detrimental to the public interest, health, safety, convenience, or welfare
21 of the City.
22

23 **3. The proposed amendment is in compliance with the provisions of the California
24 Environmental Quality Act (CEQA).**

25 An Environmental Impact Report (EIR) was prepared in accordance with the California
Environmental Quality Act (CEQA). Pursuant to the provision of CEQA Guidelines Section
26 15082, the City circulated a Notice of Preparation of an Environmental Impact Report and
Community Meeting/EIR Scoping Meeting (NOP) to State, regional, and local agencies, and
27 members of the public. Based on comments a Draft EIR was prepared and circulated. A Final
EIR has been prepared and includes responses to comments (Attachment No. 6). Studies were
28 completed for Air Quality and Greenhouse Gas Emissions, Historical Report, Archaeological
29

Resources, Energy, Geotechnical, Paleontological Resources, Hydrology, Noise, Transportation Impact Study, Tribal Cultural Resources and Water Supply. Mitigation measures have been incorporated into the project's design. Mitigation Measures include mitigations for Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. With the inclusion of these mitigation measures impacts on the environment are reduced to a less than significant level, with the exception of Project-level and cumulative air quality impacts during construction, Project-level and cumulative on-site construction noise, cumulative offsite construction noise (construction vehicles), and Project-level and cumulative off-site construction (human annoyance) vibration (construction vehicles) impacts. As these impacts are significant impacts that cannot be mitigated, a Statement of Overriding Considerations has been prepared. Conditions of Approval require that the Applicant implement the Mitigation Measures as contained in the Mitigation Monitoring Program.

As outlined in CCMC Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

4. The site(s) is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

The site is currently fully improved with warehouse uses and surface parking lot. The proposed office development consists of a total of 167,000 square feet of floor area and three levels of subterranean parking of 478 parking spaces and 51 bicycle parking spaces, and associated site improvements. The Culver City site is 1.63 acres and flat in topography. It is located along two designated primary arterials (per the Circulation Element), Washington Boulevard and National Boulevard. The site is primarily surrounded by commercial, mixed-use, residential and office uses. The Project will result in the redevelopment of an underutilized site, with the office use consistent with the General Plan and proposed Comprehensive Plan zoning. The General Plan land use designation of General Corridor allows the proposed office use. Access (pedestrian and vehicular) is provided from the streetscape network and driveways meeting the minimum Zoning Code standards, from the various public right-of ways surrounding the site. Existing utilities will be removed, and new utilities will be provided in a manner and location that will accommodate the anticipated land use development. As the site is relatively large and flat, the site is absent of constraints for development. Based on review of the proposed comprehensive plan, the subject site is suitable for the requested zoning designation and anticipated land use development.

The development proposal has been reviewed by City departments including the Public Works Department, Fire Department, and the Building Safety Department. All necessary utilities are provided and there are no physical constraints to the proposed development.

Comprehensive Plan for Planned Development Zoning District No. 17:

As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a Comprehensive Plan are hereby made:

1 **A. The proposed Comprehensive Plan can be substantially completed within four**
2 **years.**

3 The Project is planned and scheduled to be completed within three and a half years.
4 The Applicant will construct the Culver City portion (Building 1) in the first phase.
5 Construction is expected to begin in 2023 with full build-out and occupancy in 2025 for
6 Building 1 (Culver City) with construction ending on Building 2 (Los Angeles) in April of
7 2026.

8 **B. The proposed development is capable of creating an environment of sustained**
9 **desirability and stability or adequate assurance will be provided such objective**
10 **will be attained.**

11 The Project's office land use, architecture, streetscape and addition of the Washington
12 Parklet all contribute to a desirable and stable environment that will be consistent with
13 the surrounding urban and pedestrian-oriented area.

14 The proposal's landscape and streetscape design are key elements that help promote
15 a more livable, accessible, and vibrant neighborhood. The Project site plan strives to
16 create an environment that is pedestrian-oriented. Streetscape improvements around
17 the Project site are intended to promote area revitalization through the implementation
18 of pedestrian-friendly streetscape enhancements including canopy street trees, short-
19 term bicycle parking, enhanced paving areas, decorative lighting, landscape planters
20 and seating areas at the building entrance. The project includes a private, publicly
21 accessible pocket park on the Washington Blvd frontage that will provide a gathering
22 place for office tenants and those that live or work in the neighborhood.

23 The Project site plan focuses on sustainability within an urban environment. Low Impact
24 Development (LID) and SUSMP element will be part of the Project. The Project site plan
25 is designed to promote the use of the E Line Metro light rail transit, buses, shuttles and
26 other modes of travel.

27 **C. The proposed uses will not be substantially detrimental to present and potential**
28 **surrounding uses but will have a beneficial effect.**

29 A mix of office/retail, transportation, mixed use (including residential), light industrial and
commercial uses currently surround the Project site, including the Metro station, Access
Culver City mixed use development, Platform office/retail development, Ivy Station
mixed use development, the Helms Bakery Complex, warehousing and distribution
facilities, and various other retail and office establishments. The Project site is currently
underutilized with two one-story warehouse buildings totaling 18,821 square feet and a
surface parking lot fronting National Blvd and Washington Blvd as well as other one-
story buildings located in the City of Los Angeles. The proposed Project will have a
beneficial effect by providing creative office space, a pedestrian friendly public open
spaces, and an enhanced streetscape along National and Washington Boulevards. The

1 Project is beneficial and complimentary to adjacent TOD projects and will provide
2 economic, cultural, and recreational, benefits to the nearby neighborhoods including the
Hayden Tract, Helms Bakery Complex, East Washington area, and Downtown Culver.

3 **D. The streets and thoroughfares serving the development are suitable and adequate**
4 **to carry anticipated traffic and the development will not generate traffic that will**
5 **overload the adjacent street network.**

6 A transportation impact study for the Project was prepared and finalized in July of 2022.
7 The transportation impact study determined that impacts related to transportation would
8 be less than significant per CEQA requirements. The study did identify Project Design
Features, including the following.

- 9 • **PDF-1: Construction Management Plan.** A Final Construction Management Plan
10 (FCMP) will be prepared by the Project contractor in consultation with the Project's
traffic and/or civil engineer.
- 11 • **PDF-2: Transportation Demand Management (TDM) Program.** The Project will
12 implement TDM measures subject to City review and approval prior to issuance of
13 the first temporary Certificate of Occupancy (TCO) for the Project in order to reduce
drive-alone vehicle trips to/from the Project Site.

14 The subject property is served by National Boulevard and Washington Boulevard, two
15 primary arterials in the City of Culver City and Venice Boulevard an Arterial-Boulevard II
16 in the City of Los Angeles. The proposed Comprehensive Plan is in compliance with the
17 California Environmental Quality Act (CEQA) as more fully detailed in the Project's
18 Environmental Impact Report (EIR) and Transportation Impact Analysis (TIA) appendix.
The TIA was performed using vehicle miles traveled (VMT). The following summarizes
the results of this analysis:

- 19 • The Project would involve the demolition of 105,047 sf of warehouse, office and
20 retail space and involves the development of two adjacent parcels, one in the City
21 of Culver City and the other in the City of Los Angeles. The Project will construct
22 two, four- to five-story buildings that would provide a total of 536,000 square feet
23 (sf) of new office floor area, which is intended to be occupied by Apple, Inc. The
three Project driveways would be located on Venice Boulevard, National
Boulevard, and Washington Boulevard.
- 24 • Based on the TSCG, the Project is screened from having to conduct VMT impact
25 analysis and is presumed to have a less than significant impact on VMT as it
26 is located less than 600 feet from the Metro E Line Culver City Station, well within
27 the ½ mile from a key TPA as identified in Threshold 2. Therefore, a less than
28 significant impact is presumed. However, the Project proposes voluntary TDM
29 measures which would reduce Project traffic.

- 1 • The Project features, location, and design would be consistent with both City's
2 plans, programs, ordinances, and policies that support alternative transportation
3 and have been adopted to protect the environment. Therefore, the Project would
4 have a less than significant impact on both City's transportation-related plans,
5 programs, ordinances, and policies.
- 6 • The Project is not projected to substantially increase hazards, conflicts, or
7 preclude City action to fulfill or implement projects associated with surrounding
8 transportation networks and will contribute to overall walkability through
9 enhancements to the Project site and streetscape. Therefore, the Project is
10 expected to have a less than significant impact.
- 11 • Based on guidance from the LA TAG, the addition of Project traffic under all three
12 analysis scenarios is not projected to cause or add to a queue extending onto the
13 freeway mainline by less than two car lengths. Therefore, the Project is expected
14 to cause a less than significant safety impact.
- 15 • The Project would generate an estimated 403 trips (352 inbound/51 outbound) in
16 the AM peak hour and 412 trips (64 inbound/348 trips outbound) in the PM peak
17 hour.
- 18 • The LOS analysis for the Existing plus Project, Future Year plus Project, and
19 Horizon Year plus Project scenarios determined that the proposed Project would
20 result in LOS E/F conditions at several intersections selected for analysis.
- 21 • The street segment analysis for the Existing plus Project, Future Year plus
22 Project, and Future plus Project scenarios determined that the proposed Project
23 would not result in TSCG/LA TAG significant project conditions along street
24 segments selected for analysis.
- 25 • The Project would generate 150 new transit trips in the AM peak hour and 155
26 new transit trips in the PM peak hour. The Project is estimated to add fewer than
27 20 riders in each peak hour and no transit line would see boardings representing
28 more than 30% of peak hour transit vehicle capacity.
- 29 • Metro Line 33 may incur substantial additional delay on Venice Boulevard in the
future based on increased traffic congestion and additional delay related to
Project trips; the Los Angeles Mobility Plan 2035 identifies the Venice corridor as
part of the Transit Enhanced Network which would add bus-only lanes throughout,
and therefore resolve the potential increase in transit delay. All other routes in the
project area primarily travel on other streets, and bus routes utilizing Washington
Boulevard have the advantage of the MOVE Culver City mobility lanes which
separate and prioritize buses through the study area
- The Project would not worsen any hazardous conditions for transit operations.

1 **E. The proposed development is compatible with the surrounding area.**

2 The surrounding area is comprised of commercial, mixed-use, residential and office
3 development. Residential neighborhoods are located around the Project site. The
4 Project will result in the redevelopment of a low intensity site, with the office use
5 consistent with the General Plan and proposed Comprehensive Plan zoning. The
6 General Plan land use designation of General Corridor allows the proposed office use.
7 Access (pedestrian and vehicular) is provided from the streetscape network and
8 driveways meeting the minimum Zoning Code standards, from the various public right-
9 of ways surrounding the site. Existing utilities will be removed, and new utilities will be
10 provided in a manner and location that will accommodate the anticipated land use
11 development. As the site is relatively large and flat, the site is absent of constraints for
12 development. Based on review of the proposed comprehensive plan, the subject site is
13 suitable for the requested zoning designation and anticipated land use development.

14 **F. The types and locations of any proposed commercial development can be
15 economically justified.**

16 The proposal is to allow office use designed to accommodate creative office uses and
17 could include associated production spaces for multi-media content creation and
18 capture. The total building proposed is 536,000 square feet, with 167,000 square feet
19 located in Culver City and 369,000 square feet in Los Angeles. The proposed office
20 development is located close proximity to residential uses, arterials and the Santa
21 Monica Freeway for vehicular access, the E Line Culver City Station for the Metro light
22 rail, as well as other transit options including Culver City buses.

23 **G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent
24 General Plan amendment is in process.**

25 The proposed Comprehensive Plan is in conformance with the goals, policies, and
26 strategies of the General Plan. Specifically, the Comprehensive Plan is consistent with
27 the sites General Plan Land Use “General Corridor” commercial designation. The
28 proposed project requires a Zoning Map Amendment (ZMA) to change the subject
29 property zoning designation from Industrial General (IG) to Planned Development (PD).
Properties located within the PD zone require a Comprehensive Plan as part of the
entitlement submittal. A Comprehensive Plan establishes development standards,
permitted uses and a conceptual development plan for construction. The proposed
project requiring the ZMA provides a standards and design for a new multi-story office
development. The proposed ZMA would allow for revitalization of the underutilized site
on primary arterials (Washington and National Boulevards) and in close proximity to a
Metro station.

The proposed zone change furthers Objectives 5, 6, 9, and 12 of the General Plan Land
Use Element by establishing development standards that would provide pedestrian
environments, promote economic vitality with, allow for creative office type uses,
enhance visual quality by utilizing sustainable urban design principles and providing

1 streetscape improvements along commercial corridors. The proposed ZMA therefore is
2 in compliance with the following Objectives and Policies of the Land Use Element of the
3 General Plan.

4 Objective 5. Economic Diversity. Encourage new business opportunities that expand
5 Culver City's economic base and serve the needs of the City's residential and business
6 community.

7 Policy 5.H Encourage and support entertainment and media businesses by
8 promoting Culver City's image as the "Heart of Screenland".

9 Objective 6. Commercial Corridors. Revitalize the physical character and economic well
10 being of the City's commercial corridors.

11 Policy 6.A Encourage revitalization of commercial corridors in the City through new
12 development and renovation of existing structures with incentives which address
13 development standards and the project approval process.

14 Objective 9. Studio Image. Encourage and support entertainment and media businesses
15 by promoting Culver City's image as the "Heart of Screenland".

16 Policy 9.B Continue to allow studio and studio-related uses in areas designated for
17 certain commercial and industrial uses.

18 Objective 12. Urban Design. Ensure that new construction and renovation of existing
19 residential and non-residential buildings and streetscapes are accomplished with the
20 highest quality architectural and site design.

21 Policy 4.B consistent neighborhood development standards.

22 Policy 6.I revitalization of commercial corridors.

23 Policy 10.A – Policy 10.L streetscape and urban design improvements.

24 **H. Any exception from the standards and requirements of this Title is warranted by**
25 **the design and amenities incorporated in the Comprehensive Plan and is desired**
26 **by the Council.**

27 No exceptions to the standards and requirements of the City's Zoning Code have been
28 requested for this Project.

29 **I. Existing and proposed utility services are adequate for the proposed uses.**

Review of the Project by the City's Public Works Department has determined that the
proposed utility services and existing utilities that will serve the site are adequate for the
proposed uses.

1 **J. The Comprehensive Plan has complied with all applicable City requirements.**

2 The Comprehensive Plan has been prepared in conformance with the Culver City
3 Municipal Code, including the Zoning and Building Codes. This includes submission
4 and review of a proposed site plan and uses; preliminary building plans; landscaping,
5 and lighting; and civil engineering plans. Review by City departments of these plans
6 has determined that the Comprehensive Plan is in compliance with all applicable City
7 requirements.

8 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the
9 City of Culver City, California approves (1) Zoning Map Amendment P2022-0144-ZMA, as set
10 forth in Exhibit A; and (2) Comprehensive Plan, P2022-0144-CP, subject to the Conditions of
11 Approval (Exhibit B) and the Standard Code Requirements (Exhibit C).

12 APPROVED and ADOPTED this 12th day of December 2022.
13
14
15
16

17 _____
18 DR. DANIEL LEE, Mayor
19 City of Culver City, California

20 ATTESTED BY:

21 APPROVED AS TO FORM:

22 _____
23 JEREMY BOCCHINO, City Clerk

24 
25 _____
26 HEATHER BAKER, City Attorney

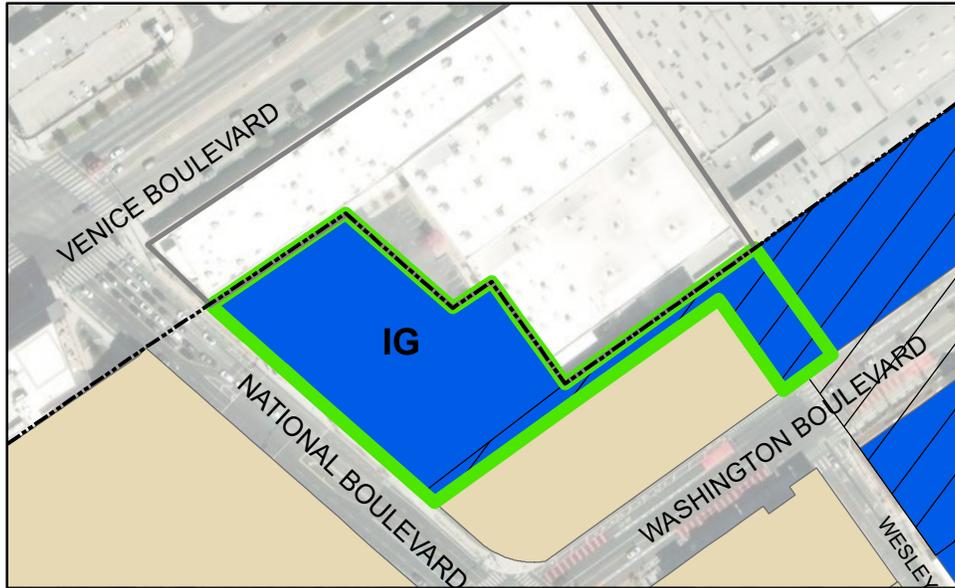
Exhibit A

Ordinance No. 2022-_____

Crossings Campus Zoning Map Amendment (ZMA P2022-0144)

8833 National Boulevard (Formerly 8825)

Existing Zoning (Industrial General)

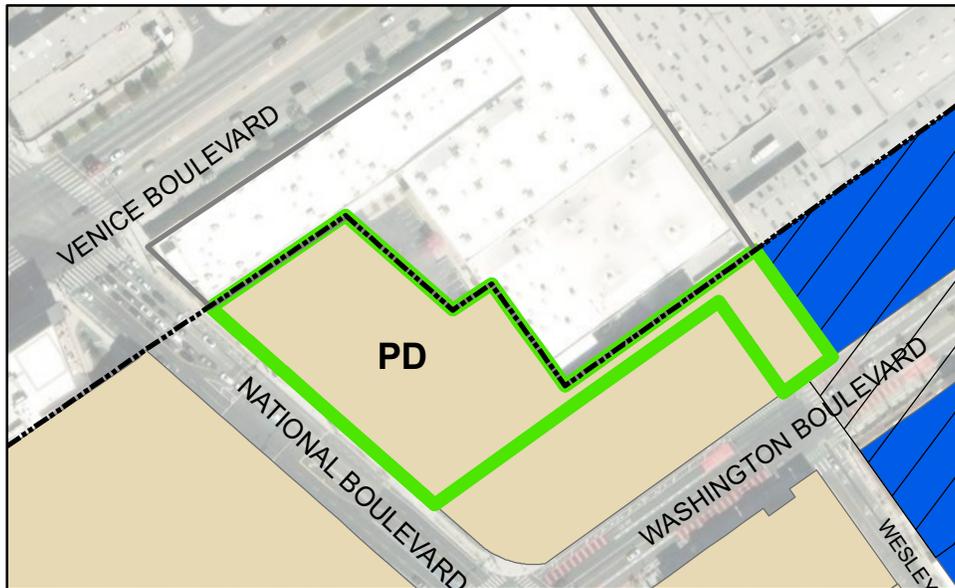


Culver City Zoning

- Commercial Community
- Commercial Downtown
- Commercial General
- Commercial Neighborhood
- Commercial Regional Business Park
- Commercial Regional Retail
- Cemetery
- Industrial General
- Industrial Light
- Open Space
- Planned Development
- Residential Single Family
- Residential Two Family
- Residential Three Family
- Residential High Density Multiple
- Residential Low Density Multiple
- Residential Medium Density Multiple
- Studio
- Transportation

- Project Site (within Culver City)
- City Boundary
- Project Site (outside City boundaries)
- East Washington Overlay Zone

Proposed Zoning (Planned Development)



Culver City Zoning

- Commercial Community
- Commercial Downtown
- Commercial General
- Commercial Neighborhood
- Commercial Regional Business Park
- Commercial Regional Retail
- Cemetery
- Industrial General
- Industrial Light
- Open Space
- Planned Development
- Residential Single Family
- Residential Two Family
- Residential Three Family
- Residential High Density Multiple
- Residential Low Density Multiple
- Residential Medium Density Multiple
- Studio
- Transportation

- Project Site (within Culver City)
- City Boundary
- Project Site (outside City boundaries)
- East Washington Overlay Zone

EXHIBIT B
Case No. P2022-0144-ZMA and P2022-0144-CP
8833 National Boulevard

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, street lights, 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 inch wide concrete curb along the inside perimeter	Public Works/ Fire/ Current Planning	Standard	

EXHIBIT B
Case No. P2022-0144-ZMA and P2022-0144-CP
8833 National Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>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 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 one or more of the following Trip Reduction Measures:</p>	Trans., <u>Public Works</u> , Planning	Standard	

EXHIBIT B
Case No. P2022-0144-ZMA and P2022-0144-CP
8833 National Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>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.</p> <p>2. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both ground floor and office employees; the information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information.</p> <p>3. In addition to the minimum required EV related parking spaces consistent with CCMC Chapter 17.320 - "Off-Street Parking and Loading", marked parking stalls shall be constructed with infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging and 25% of these additional spaces or a minimum of six (6) spaces shall be EV ready parking spaces; EV ready parking spaces shall be consistent with applicable California Green Building Code standards.</p> <p>4. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking at each parking level; infrastructure ready EV spaces may be used.</p> <p>5. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets or an onsite designated loading area for shared-ride vehicles.</p> <p>6. Subsidized Shared-Ride/Uber/Lift Service – The Project shall provide employees with a voucher or similar system for Uber/Lift ridesharing services to facilitate use of rideshare services. The subsidy shall be for two years after Certificate of Occupancy over a two-year period. The Project owner or property management firm shall provide</p>			

EXHIBIT B
Case No. P2022-0144-ZMA and P2022-0144-CP
8833 National Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>evidence and/or accounting annually to the City of such subsidy.</p> <p>7. 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.</p> <p>8. Two bicycle sharing spaces with accompanying bicycles to be owned, insured, and maintained by the Project’s property management company.</p> <p>9. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission.</p> <p>10. TAP Cards – The Project will subsidize the purchase of up to 668 TAP cards for a period of three 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 668 employee obligation.</p> <p>Further, the Applicant shall procure and register TAP cards for project tenants and the Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.</p>			
8.	An operational plan for the shuttle operation including a map identifying the and stop locations shall be provided at the time of plan check submittal.	Planning, Trans.	Special	
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	Trans.	Standard	

EXHIBIT B
Case No. P2022-0144-ZMA and P2022-0144-CP
8833 National Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	information display, sign post, 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.			
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”.	Planning	Standard	
12.	The land use permit to which the Project Conditions of Approval apply (the “Land Use Permit”) shall expire four (4) years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – “Time Limits and Extensions”, an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Planning	Special	
13.	The Project has approval to extend construction hours to 7:00 am to 8:00 pm. The City may impose additional measures on the extended construction hours approval should the City determine it is necessary. These additional measures may	Planning, Building, Public Works	Special	

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GENERAL				
	include, but are not limited to, construction signage informing the public of extended constructions hours, increase sound attenuation, and added traffic control construction personnel.			
14.	The hours of operation for the Washington Pocket Park shall be similar to the office hours of the office building. Special hours or events outside of established operating hours shall be approved per the temporary use section of the Culver City Municipal Code Zoning Code (Chapter 17.520).	Planning	Special	
15.	A Parking and Valet Operations Plan shall be submitted to the City for review and approval. Managed parking and valet operations are required during business hours of the office use. After valet hours, keys will be kept locked in the lobby for any employees leaving after normal business hours.	Planning	Special	
16.	Prior to occupancy of the Building by any tenant, a signed contract with a valet operator is required for parking lot operations.	Planning	Special	
17.	A Master Sign Program shall be approved prior to the issuance of a building permit. Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval and shall be subject to a Master Sign Program approval.	Planning	Special	
18.	A 3-Way Traffic Signal shall be installed at the intersection of Venice Boulevard and Ivy Street at the Project's eastern driveway access in the City of Los Angeles pursuant to the approved Traffic Signal Warrant Analysis by LADOT. The Applicant shall provide the Traffic Signal Improvement Plans to the Mobility and Traffic Engineering Manager with the City of Culver City Public Works Department for review prior to permit issuance by the City of Los Angeles Bureau of Engineering.	Planning, Public Works	Special	

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GENERAL				
19.	The overall construction submittal documents shall indicate any construction staging areas proposed. The C.C. Public Works Dept./ Engineering Division will require a separate permit for the temporary use of any City right of way.	Building	Special	
20.	Projects 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 buildings.	Building	Special	
21.	CoA: Parking for ADA Electric Vehicle associated code requirements are distinctly separate from ADA parking stall code requirements, there is no double dipping.	Building	Special	
22.	Micro piles require an alternate method and material approval.	Building	Special	
23.	Code: Submittals prior to January 1, 2023 to comply with new 2019 California Codes with Culver City Amendments. Submittals on and after January 1, 2023. Building Standards Code with local amendments which MAY include a reach code for electric only buildings.	Building	Special	
24.	Please note that the City is in the process conducting a study to update City's TDM ordinance and create a citywide TDM program. It is recommended that the project incorporate the following TDM measures listed under Category A and B in addition to what is already proposed in the Mobility Plan and reflect all TDM-related amenities improvements on the site plan. A. Amenity Improvements for Alternative Modes of Transportation in addition to CCMC requirements.	Trans.	Special	

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	<p>The project will work with Transportation Department on providing amenities for alternative modes of transportation such as:</p> <ol style="list-style-type: none"> 1) An on-site bicycle tool and repair stand. 2) Free on-site shared bicycles. 3) Establish priority parking for carpool, vanpool, and clean-air vehicles. 4) Install wayfinding signage for all modes of transportation, including signage for transportation amenities at/adjacent/near the Project, such as the E line station, nearby bus stops, bike parking, etc. 5) Provide amenities such as shower and changing room for employees who bike or walk to work. 6) Establish public-accessible parking for shared micromobility devices (e.g., bikeshare and scooter share systems.) <p>B. TDM Trip Reduction Program</p> <p>The applicant shall work with the Transportation Department to create, finalize, and implement a Transportation Demand Management/Commuter Trip Reduction Program (Trip Reduction Program). The Trip Reduction Program should include measures to reduce vehicular trips and air emissions related to the Project such as:</p> <ol style="list-style-type: none"> 1) New employee orientation 2) Annual employee orientation 3) An automated website with multimode travel information and trip reduction programs that are available to the employees 4) Commuter matching services 5) Promotion of flexible/alternative work schedules 6) Bike- and walk-to-work promotions 7) Implementation of a transit pass discount program for Project users. 8) Set up a monitoring program with AVR goals to achieve. 9) Conduct annual TDM surveys. 			

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	<p>10) Conduct developer lookback study (traffic counts at project entrances and exits) one year after the issuance of the certificate of occupancy to collect and analyze data on the actual vehicular trips to/from the site.</p> <p>11) Designate an on-site TDM coordinator who will serve as the coordinator (Program Coordinator) of this Trip Reduction Program. The Program Coordinator shall submit annual reports to the Transportation Department with information of the implemented TDM Program, results of annual TDM surveys, and analysis of program effectiveness and suggested revisions. Transportation Department will review and confer with the TDM coordinator to develop program revisions, as necessary, to attain trip reductions. The TDM coordinator shall also work with the City to implement measures from City's future City-wide TDM Program.</p> <p>12) Participate in the future Transportation Management Organization</p> <p>13) Establish a parking cash-out program. This strategy complements the discounted transit pass program and should be in addition to the transit pass incentive.</p> <p>14) Work with City to establish and implement a marketing plan on the available alternative mobility options (transit service, bikeshare/bike routes, carshare, e-scooter share, etc.) to employees</p> <ul style="list-style-type: none"> i. Provide transit/bike/new mobility information kiosk(s) (This is also required by City's TDM Ordinance) ii. Promote the sale of transit/bikeshare/new mobility passes iii. Provide and update regularly the transit/bikeshare/new mobility 			

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	<p>information displayed at the kiosk(s), on the project web page, and to employees.</p> <p>15) Personalized commute assistance offered by on-site TDM coordinator</p> <p>16) Create Vanpool Programs for employees or participate in the region's vanpool programs.</p> <p>17) Provide guaranteed ride home to employees who make use of alternative modes of transportation to commute to work.</p> <p>18) Create financial incentive programs for employees who make use of alternative modes of transportation to commute to work.</p>			

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25.	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	
26.	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	
27.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be	All Depts	Standard	

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	<p>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 Traffic Management Plan shall contain, but not be limited to, the following:</p>			

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	<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> <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</p>			

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	<p>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> <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</p>			

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	shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			
28.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Demolition Permit plan check approval process. The CMP shall be approved prior to issuance of the Demolition Permit. The comprehensive CMP shall include all plans specified in the conditions of approval, such as Pedestrian Protection Plan, Construction Traffic Management Plan, vector/pest control abatement plan, demolition debris recycling plan, and foundation shoring and/or foundation piles. In addition, the plan will identify the areas of construction staging, worker parking locations, temporary power, portable toilet, and trash and material storage locations.	Public Works	Special	

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29.	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	
30.	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	
31.	<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	
32.	All mechanical equipment, loading docks and trash facilities shall be screened from public view per CCMC 17.300.035. Methods of screening shall be shown on the construction plans.	Planning	Special	
33.	The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage	Planning	Special	

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	and enhance security. If long-term bike parking is not located on the ground floor, the elevator closest to the bike parking area shall be at least 6 feet in depth to accommodate bicycles. The long-term bicycle parking is approved for the 1st level of the underground parking structure, as indicated in the Comprehensive Plan (Section 4.3).			
34.	The short-term spaces shall utilize seventeen (17) "Inverted - U" bicycle racks or similar. The short-term bicycle parking spaces shall be provided within the Washington Parklet, per the approved Comprehensive Plan.	Planning	Special	
35.	The development plans shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.	Planning	Special	
36.	If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks: and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.	Planning	Special	
37.	The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.	Planning	Special	

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38.	All bicycle parking required above, shall be installed, maintained, and managed by the developer or their successors, and approved prior to issuance of any Certificate of Occupancy.	Planning	Special	
39.	The project site is located within the Washington National Transit Oriented District (TOD) Streetscape Plan. The plans indicated in the Comprehensive Plan indicate short-term bicycle parking, enhanced paving areas decorative lighting, landscape planters and seating areas at the building entrance. The applicant shall continue to work with Staff to further refine the streetscape plan to be consistent with the TOD streetscape plan.	Planning	Special	
40.	The design of the Washington Parklet shall include more usable public space subject to the review and approval by the City's Landscape Architect and Current Planning Division prior to issuance of Building Permits.	Planning	Special	
41.	<p>The Comprehensive Plan shall be revised to add the following to Page 18 at the end of the section titled "Vehicle Parking Culver City".</p> <p>"A request to reduce the amount of parking from the required parking specified in the Comprehensive Plan may be processed and approved by the Planning and Development Services Director or designee through a Minor Modification request to the Comprehensive Plan considering Zoning Code parking standards in place at the time."</p> <p>Prior to Building Permit Issuance, the Comprehensive Plan shall be revised to add this provision to Page 18 at the end of the section titled "Vehicle Parking Culver City."</p>	Planning, Public Works	Special	

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42.	Provide a screened fence all sides of the property during construction. During construction any violations of the project conditions of approval may result in administrative assessments and/ or general stop work orders. 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.	Building	Special	
43.	A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities. Whoever will be the on-site field superintendent MUST attend the construction kick-off meeting. The pre-construction meeting is to take place prior to ANY permit issuance where the drawings are substantially complete.	Building	Special	
44.	A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not 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.	Building	Special	
45.	A soils report shall be submitted with the building permit application and a soils report shall also be submitted with the shoring permit application. Due to the high water table the soils report will be reviewed during the plan review process by the City's third party consultant. Contact building.safety@culvercity.org for a fee estimate.	Building	Special	

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46.	An agreement in concept of cross jurisdictional issues shall be in place prior to permit submittal.	Building	Special	
47.	All cross jurisdictional issues and agreements, code modifications, alternate methods of materials shall be in place and approved by both jurisdictions having authority prior to permit issuance.	Building	Special	
48.	On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Special	
49.	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	Special	
50.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works	Special	

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51.	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.	Public Works	Special	
52.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works	Special	
53.	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	Public Works	Special	

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	package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the “Conceptual – Not For Construction” Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.			
54.	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 State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.	Public Works	Special	
55.	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	Special	
56.	Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.	Public Works	Special	

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57.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Public Works	Special	
58.	Prior to the commencement of any excavation, the applicant shall install a temporary construction fence around the site. The height and fence material are subject to approval by the City Engineer.	Public Works	Special	
59.	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
60.	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	Special	
61.	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	Special	
62.	Before street trees are removed, the applicant shall submit an arborist report which states whether or not a street tree would survive being transplanted. If street trees will not survive being transplanted, then it may be cut down and replaced at a 2:1 ratio.	Public Works	Special	
63.	Trash enclosure/room(s) shall be sized according to the projects trash demand per the approved Trash/Recycling/Organic Management Plan. All Trash	Public Works	Special	

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	enclosure/room(s) shall have a minimum 10 feet clear opening, 8" high x 6" wide concrete curbing along the interior wall, and drain inlets directly connected to the private sanitary sewer system for maintenance purposes.			
64.	Project shall provide staging areas for trash bins collections on private property and shall be fully accessible by collection trucks or scout vehicles. Access driveways and drive aisles to the on-site staging area(s) or collection points shall provide adequate collection truck turning radius, overhead clearances for both traveling height and operational overhead height, 14 feet and 20 feet, respectively.	Public Works	Special	
65.	Waste Plan must be reviewed and approved by Environmental Programs and Operations Division prior to any Planning Division Entitlement approval.	Public Works	Special	
66.	The applicant shall include green street features along the National frontage of the project and integrate with any required on-site LID installations, in accordance with the City's Stormwater Quality Master Plan.	Public Works	Special	
67.	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.	Traffic	Special	
68.	Provide truck turning templates for ingress/egress along National Blvd.	Traffic	Special	
69.	The Washington Blvd entrance shall be used for emergency use only.	Traffic	Special	
70.	Building shall have fire sprinklers installed per 2019 NFPA 13 requirements and CCMC 9.02. Fire department connection (FDC) shall be	Fire	Special	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.			
71.	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.	Fire	Special	
72.	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).	Fire	Special	
73.	Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. Please show the location of all hydrants within 300 feet of the property.	Fire	Special	
74.	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.	Fire	Special	
75.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Fire	Special	
76.	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.)	Fire	Special	
77.	Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.	Fire	Special	

EXHIBIT B
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
78.	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 foot of stream.	Fire	Special	
79.	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.	Fire	Special	
80.	All floor levels below grade shall have a mechanical stand -alone manual smoke purge system installed in compliance with the requirements of Chapter 9 of the CA Building Code. Installation and material reviews by the Culver City Building Department. The engineering design of system shall be reviewed and approved by the Culver City Fire Department regarding the project.	Fire	Special	
81.	Substitute Festuca rubra (listed on p. 68) with another plant that has a lower water plant factor. Festuca rubra in Culver City has a high Wucols plant factor. Otherwise, a beautiful landscape plan.	Parks	Special	
82.	Final Landscape plan shall follow City's Landscape Guidelines, the City's Urban Forest Master Plan, and the City's Parkway Guidelines. Once the plans are resubmitted at 80% Design Development, I will conduct a detailed review.	Parks	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
83.	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.	Trans.	Special	
84.	ART IN PUBLIC PLACES PROGRAM - This project will trigger the City's Art in Public Places Program (APPP) as outlined in CCMC 15.06 et seq. If the APPP allocation (1% of total Building Permit valuation for the project) is \$75,000 or more, the applicant has several options for fulfilling the APPP requirement including payment of an in-lieu fee to the Cultural Trust Fund prior to Building Permit issuance or commission of permanent art for the site.	Cultural Affairs	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
85.	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	
86.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
87.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
88.	<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 Planning and Development Services 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	
89.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Current Planning Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
90.	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	
91.	Hours of construction shall be limited to the following: 7:00 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, as approved per the Extended Construction Hours entitlement. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 8:00 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	
92.	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	
93.	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>			
94.	<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.			
95.	Provide for construction worker and construction vehicle parking, all materials storage and staging areas, construction workers, construction vehicles, delivery trucks shall not park on any neighboring property, nor shall they park in front or behind of any neighboring property without C.C. Public Works Dept./ Engineering Division approval.	Building	Special	
96.	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. 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. 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	Building	Special	

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DURING CONSTRUCTION				
	have a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff.			
97.	All trucks driving to the job-site shall obtain C.C. 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.	Building	Special	
98.	C.C. 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.	Building	Special	
99.	Provide flag persons during any activity which might impact citizen's vehicles or pedestrians. The project is responsible for all trash generated during construction Any graffiti shall be immediately painted over.	Building	Special	
100.	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 Project Site.	Public Works	Special	
101.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent businesses. Off-site staging locations shall be approved by the City Engineer and 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 site.	Public Works	Special	

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DURING CONSTRUCTION				
102.	Construction-related vehicles shall not be permitted to park on public streets.	Public Works	Special	
103.	All work that will be done in the jurisdiction of the City of Los Angeles shall be coordinated with the Los Angeles Department of Transportation or other pertinent agencies.	Public Works	Special	
104.	During construction, pedestrian access along the project's frontage <u>shall be maintained at all times.</u>	Public Works	Special	
105.	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 5 feet below grade.	Public Works	Special	
106.	If existing street lights 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.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
107.	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 6/30/22 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
108.	<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	
109.	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	
110.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
111.	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	
112.	The applicant shall 2” grind and repave National Boulevard to the center of the street along the project’s frontage. Pavement shall be rubberized asphalt. Lane line striping shall be restored to original configuration or according to the approved striping plan.	Public Works	Special	
113.	Prior to the issuance of any Certificate of Occupancy, all traffic related conditions must be installed and accepted by the appropriate City/County agencies	Public Works	Special	
114.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Special	
115.	Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant.	Public Works	Special	
116.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works	Special	
117.	Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and	Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	SWPPP, and shall forward them to the Engineering Division.			
118.	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	Special	
119.	Applicant will be required to obtain a 6-foot easement for public sidewalk access within the private property on National Boulevard.	Public Works, Planning	Special	
120.	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.	Traffic	Special	
121.	The project shall install a City approved battery backup system at the intersection of National Blvd and Ivy Station.	Traffic	Special	
122.	Project shall provide a traffic signal battery backup system (BBS) for the intersection of National Blvd and Ivy Station.	Traffic	Special	
123.	Provide addresses viewable from the public way.	Fire	Special	
124.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Fire	Special	
125.	Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.	Fire	Special	
126.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Fire	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
127.	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.	Fire	Special	
128.	All emergency lights and exit lights shall have self -contained battery backup power.	Fire	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
129.	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 11/9/22, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
130.	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	
131.	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	
132.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
133.	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				
134.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
135.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National TOD Streetscape plan.	Current Planning	Standard	
136.	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	
137.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Environmental Programs and Operation Division's exclusive franchise for services.	PW/EPO	Special	
138.	Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341, and SB1383 waste diversion goals and all City requirements.	PW/EPO	Special	
139.	An Affidavit for Acceptance of Conditions shall be executed by the Applicant/Property Owner and recorded in the County Recorder's Office, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney	Planning	Special	

EXHIBIT B
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	and Planning and Development Services Director. The Project approvals shall not become operative if the Applicant/Property Owner fails to sign the affidavit.			
140.	A Public Open Space Covenant and Agreement shall be executed by the Applicant/Property Owner and recorded in the County Recorder's office, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney and Planning and Development Services Director, requiring the Project public open space to be maintained in a clean and sanitary condition and open and available to the public as determined by the City for the life of the Project. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Planning	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>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 C
STANDARD CODE REQUIREMENTS**

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.	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		
3.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
4.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
5.	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		
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	Public Works		

EXHIBIT C
STANDARD CODE REQUIREMENTS

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	the American Public Works Association Standard Plans ("APWA Standards").			
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	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		
14.	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		
15.	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		
16.	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.	Public Works		

EXHIBIT C
STANDARD CODE REQUIREMENTS

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	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.			
17.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
18.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
19.	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>
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