

1 RESOLUTION NO. 2022-P013

2 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, P2021-0276-
4 CUP TO ALLOW TO ALLOW A CANNABIS RETAILER-STOREFRONT
5 BUSINESS IN A NEW 3,824 SQUARE FOOT BUILDING AT 3800 SEPULVEDA
6 BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

7 (Conditional Use Permit, P2021-0276-CUP)

8 WHEREAS, on November 3, 2021, Beyond Hello (the "Applicant") filed an application
9 for a Conditional Use Permit to allow a Cannabis Retailer-Storefront Business in a new 3,824
10 square foot, single story retail building with 11 surface parking spaces at 3800 Sepulveda
11 Boulevard (the "Project"). The Project Site is legally described as a portion of Lot 15 of a
12 Partition of Pedro Talamantes 120.71 Acres allotted from the Ranch La Ballona as shown on
13 Clerk Filed Maps 187 (SCC 7078) and with Assessor's Parcel Number 4213-018-014, in the
14 City of Culver City, County of Los Angeles, State of California; and,

15 WHEREAS, in order to implement the proposed project, approval of the following
16 application and other actions are required:

17 Conditional Use Permit, P2021-0276-CUP: To ensure the Project complies with all
18 required standards and City ordinances and establish all onsite and offsite conditions of
19 approval to reflect the compatibility, configuration, design, location, and potential impacts of the
20 proposed use, and suitability of the use to the Project site and surrounding area; and,

21 WHEREAS, the Project qualifies for a Mitigated Negative Declaration, pursuant to
22 California Environmental Quality Act (CEQA) Sections 15070 to 15075 – Article 6 Negative
23 Declaration; and
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2 WHEREAS, on July 13, 2022, after conducting a duly noticed public hearing on the
3 subject application, including full consideration of the applications, plans, staff report,
4 environmental information and all testimony presented, the Planning Commission (i) by a vote
5 of 4 to 0, adopted a Mitigated Negative Declaration, in accordance with CEQA, finding the
6 Project, as mitigated, will not result in significant adverse environmental impacts; and (ii) by a
7 vote of 4 to 0, conditionally approved Conditional Use Permit, P2021-0276-CUP, as set forth
8 herein below;
9

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

12 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
13 Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.530.020, the following
14 findings for a Conditional Use Permit are hereby made:
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16 **A. The proposed use is allowed within the subject zoning district with the approval of**
17 **an Administrative Use Permit or Conditional Use Permit and complies with all other**
18 **applicable provisions of this Title and the CCMC.**

19 Pursuant to CCMC Sections 11.17.115.A.3 and 17.220.015.B the proposed retail cannabis
20 store is allowed in the Commercial General (CG) Zone with approval of a Conditional Use
21 Permit. The proposed use, as conditioned, will comply with all applicable provisions of
22 Chapter 11.17 and Title 17 of the CCMC and other applicable provisions of the Municipal
Code. The project complies with all height, setback, parking, and landscaping
requirements as stated in Title 17 (Zoning) of the CCMC.

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

25 The proposed retail cannabis store will be a small to medium scale use at the intersection
26 of two major streets, consistent with the General Plan Land Use's description of
27 Commercial Corridor. As a recently allowed use per State law and local ordinance, the
28 use will encourage new business activity along the Sepulveda and Venice Boulevard
29 corridors, further diversifying the range of economic activity in the City as encouraged in
the Land Use Element Commercial section. Project conditions requiring security, sufficient
staff to manage the sales display area, and sufficient parking and circulation will ensure a

1 sound coexistence between the proposed use and nearby commercial and residential uses
2 along Sepulveda and Venice Boulevards and multi-family dwellings further east and
3 southeast of the Project site. The use will facilitate new business and economic activity in
4 the City consistent with Land Use Element Objective 5 that encourages. The use will
revitalize a currently vacant, derelict parcel in compliance with Objective 6 of the Land Use
Element.

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

7 The Project site is located at a major intersection of two commercial boulevards that
8 experience medium to high intensity commercial activity and traffic. Structures along this
9 portion of Sepulveda Boulevard are usually one and two-story commercial buildings that
10 include auto related uses, fast food restaurants, hotels, nurseries, small retail stores, and
11 offices. Venice Boulevard is characterized by small commercial buildings and auto related
12 uses in the immediate vicinity and multi-family dwellings further east. As a single story,
13 3,824 square foot retail space with 11 parking spaces, the use is compatible with other
14 single-story commercial uses of similar size in the vicinity. The Project location is a vacant
parcel that historically was used as a vehicle fueling. Although the current vacant Project
site will be replaced with a new building and surface parking, the Proposed commercial
use is comparable in use intensity to the previous use and may be less intense than a
vehicle fueling station. Therefore, use intensity will be consistent with historic activity at
the site.

15 Operating characteristics will be incorporated into project design with the intent of
16 minimizing potential security impacts and will include 24-hour surveillance cameras on all
17 four exterior sides of the building. There will be ceiling-mounted 360-degree cameras and
18 contact point, motion detector, and silent alarms in both the retail floor area and in the
19 employee only areas of the tenant space ("back of house"). Back of house will be secured
with only employee access and patrons needing to use the restrooms will be escorted by
an employee as required in CCMC Chapter 11.17.

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

23 The Project site is 13,000 square feet in area and will be improved with a new 3,824 square
24 foot, single story building with 11 parking spaces. The Site is sufficient in area to
25 accommodate the above noted improvements without variances or modifications to Zoning
26 Code standards. Vehicular access to the Site is from driveways off Venice and Sepulveda
27 Boulevards, which are high traffic volume, major commercial streets with accompanying,
28 well paved sidewalks. The Project Site is at the southeast corner of these two streets and
29 after implementation of Project conditions requiring bus stop relocations, the Site will be
directly adjacent to northbound Culver City bus line 6 and Rapid 6 and eastbound L.A.
Metro bus line 33. The subject site is therefore physically suitable for the proposed low to
medium intense retail use with easy vehicular, mass transit, and pedestrian access.

1 Further, the Project's physical layout within the immediate, existing built environment is
2 similar to other small to medium scale commercial uses in the area and is less intense than
3 nearby auto related uses including auto repair, fueling station, drive through restaurant,
4 and car wash. The location for this use is bordered by commercial properties and the
5 nearest residential use is approximately 217 feet east of the Site. The nearest residential
6 uses are shielded from the proposed use by commercially developed properties bordering
7 the Project Site.

8 Provisions of utilities as determined by staff during the internal review period of this project
9 can adequately be provided to the site without creating visual impacts that are incompatible
10 with the surrounding uses. As a relatively flat lot with two driveway approaches and code
11 required parking, there are no physical constraints that would render the site physically
12 unsuitable for the proposed use.

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


17 Compliance with City development standards, code requirements, and project conditions
18 of approval will ensure that the proposed operation will not be detrimental to the public
19 interest, health, safety, or general welfare, or injurious to persons, property, or
20 improvements in the vicinity and zoning district in which the property is located. As a low
21 traffic generating, small to medium scale use, the project is not expected to impact the
22 surrounding area to a degree that would be detrimental to the public interest, health, safety,
23 or general welfare. Security measures noted above and mandatory compliance with local
24 and state retail cannabis laws, will ensure minimal Project impacts.

25 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
26 Commission of the City of Culver City, California, hereby (i) adopts a Mitigated Negative
27 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the
28 Project, as mitigated, will not result in significant adverse environmental impacts; and (ii)
29 approves Conditional Use Permit, P2021-0276-CUP, subject to: the tenant site and floor plans
reviewed by the Planning Commission on July 13, 2022; the conditions of approval set forth in
Exhibit A, attached hereto and incorporated herein by this reference; and the applicable code
requirements set forth in Exhibit B attached hereto and incorporated herein by this reference.

1 The site and floor plans, and Exhibits A and B are collectively referred to as "Project
2 Requirements."

3 SECTION 3. The Project Requirements are hereby imposed on the retail cannabis store
4 associated with the retail cannabis store, for the property located at 3800 Sepulveda Boulevard.

5 APPROVED and ADOPTED this 13th of July, 2022.

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9 Nancy Barba - CHAIRPERSON
10 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

11 Attested by


12 
13 _____
14 Ruth Marin del Campo, Administrative Clerk

EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan.	Public Works/ Current 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.	Unless modified herein by special conditions, 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 wall. Each	Public Works/ Fire/ Current Planning	Standard Special	

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GENERAL				
	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. 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 (EPO) 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.			
6.	Unless modified by special waste handling associated with cannabis retail operations, 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. Under no circumstances is any cannabis waste to be commingled with any refuse, recycling or organic material collected by the City.	Public Works	Standard Special	
7.	The applicant shall submit a waste management plan to EPO for review and approval during the Building Permit review process that at minimum describes special cannabis waste destruction by a licensed cannabis waste handler.	Public Works	Special	
8.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall	Trans., Public Works,	Standard Special	

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GENERAL				
	<p>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. The applicant has volunteered to implement the following Transportation Demand Management (TDM) measures:</p> <p>a. TAP Cards – The Project will subsidize the purchase of TAP cards for up to 75% of Project employees, both full time and part time 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; 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 75% of employee obligation.</p> <p>b. Transportation education / kiosk including the provision of up-to-date transportation information explaining all commuter options to employees and visitors to Beyond hello and provision of up-to-date transportation information on the project’s website;</p> <p>c. Applicant to provide routine promotions for customers to encourage alternate modes of transportation with at least 4 promotions per year; proof of promotions to be submitted to Planning at time of each promotion;</p> <p>d. If it is determined that more bike racks will be necessary due to a noticeable excessive use, Applicant shall install additional bike racks as required by the City.</p>	Current Planning		
9.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire	All Depts	Standard	

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GENERAL				
	Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.			
10.	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 Safety	Special	
11.	<p>The Following are Building Safety conditions specific to this project:</p> <p>a. The overall construction permit application drawings shall indicate any construction staging areas proposed. The C.C. P.W. Dept./ Eng. Division will require a separate permit for the temporary use of any City right of way.</p> <p>b. 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 constr. kick-off meeting.</p> <p>c. The Applicant shall provide a comprehensive code analysis showing all exiting requirements including construction type, allowable area, allowable height, allowable stories, exit travel distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, exterior exit stairway, occupancy separation, fire rating, exit passageway, etc.</p> <p>d. Construction hours shall be per the CCMC. 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</p>	Building Safety	Special	

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GENERAL				
	<p>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 have a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff.</p> <p>e. Building Safety Division reserves the right to adjust allowed construction staging areas during the course of the project, or to apply administrative assessments, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.</p> <p>f. Not less than 20% of new parking, walking or patio surfaces shall be permeable. Exceptions:</p> <p style="padding-left: 20px;">a. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface.</p> <p style="padding-left: 20px;">b. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.</p> <p>g. EVCS is required per Planning. Provide Accessible EVCS. Accessible EVCS are not counted as accessible parking spaces. 11B.208.1. Accessible EV charging space shall comply with CBC 11B-228.</p>			

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GENERAL				
	h. The Project shall comply with the new 2019 California Codes with Culver City Amendments.			
12.	<p>The Following are Project Specific Public Works Conditions:</p> <p>a. On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.</p> <p>b. The applicant shall 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 identify any special considerations necessary to satisfy California Building Code requirements.</p> <p>c. 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 plan for the public parkway area and raised medians shall be included in the street improvement plans.</p> <p>d. 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.</p> <p>e. Concurrent with the submittal of the on-site improvement plan, a Standard Urban</p>	Public Works	Special	

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GENERAL				
	<p>Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.</p> <p>f. 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 Building permit.</p> <p>g. 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.</p>			

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GENERAL				
	<ul style="list-style-type: none"> h. 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. i. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk. j. The Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant. k. If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation. l. Project will be required to place a pull box and conduit near the project's proposed networking room for future Culver Connect fiber. All items shall be within private property lines. m. The existing street tree on Venice Boulevard shall be removed and replaced with 2 new 36" box street trees. Tree species shall be according to the City's Urban Forest Master Plan and shall be irrigated by the applicant using on-site irrigation system. 			
13.	<p>The Following are Project Specific Fire Department Conditions:</p> <ul style="list-style-type: none"> a. Building shall have fire sprinklers installed per 2019 NFPA 13 requirements and CCMC 9.02. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW. b. 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. c. The Applicant shall provide addresses viewable from the public way. 	Fire	Special	

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GENERAL				
	<p>d. The Applicant shall provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system.</p> <p>e. The Applicant shall provide a Knox Box.</p> <p>f. The Applicant shall provide fire extinguishers, size, location, and type shall be approved by Fire Marshal.</p>			
14.	<p>The Following are Project Specific Transportation Conditions:</p> <p>a. The applicant is required to relocate the NB Sepulveda Blvd/Venice Blvd bus stop (currently in front of Carl's Jr) to be in front of the Project on Sepulveda Blvd and upgrade the relocated bus stop to include a new bus pad and red curb, one (1) new bus shelter, one (1) new bench with back support and arm rests, one (1) new trash receptacle, one (1) real-time information display, and one (1) new signpost with concrete base per Culver CityBus Bus Stop Standard.</p> <p>b. The applicant is required to relocate the EB Venice Blvd/ Sepulveda Blvd bus stop (currently in front of the Culver City Express Hand Car Wash and Detail) to be in front of the Project on Venice Blvd and upgrade the relocated bus stop to include a new bus pad and red curb, one (1) new bus shelter, one (1) new bench with back support and arm rests, one (1) new trash receptacle, one (1) real-time information display, and one (1) new sign post with concrete base per Culver CityBus Bus Stop Standard.</p> <p>c. 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 requirements. The final location, layout and bus stop amenities shall be designed in coordination with Transportation Department and comply with Culver CityBus Bus Stop Standard.</p> <p>d. Prior to issuance of any Public Works Department and/or Engineering Division permit,</p>	Transp.	Special	

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	<p>the applicant shall provide street improvement plans and/or off-site improvement plans to Transportation Department showing the layout of bus stop furniture, bus stop signage and bus pad; the bus stop door/furniture zone shall be free of obstruction (other street furniture, tree well, utility box, etc.); the final location, layout and bus shelter equipment shall be approved by Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells, utilities, and furniture and all require bus-related Improvements.</p> <p>e. Prior to issuance of any construction permit, the applicant shall provide construction phasing plan, traffic control plan, and construction management plan to Transportation Department for review and comments.</p>			
15.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Current Planning	Standard	
16.	<p>The following conditions shall apply to this Cannabis Retailer-Storefront business:</p> <p>a) The cannabis business store hours shall not exceed the maximum allowed under State law and may be further limited by the City Council</p> <p>b) Security measures shall incorporate 24-hour surveillance cameras on all four exterior sides of the building; ceiling-mounted 360-degree cameras; and contact point, motion detector, and silent alarms in both the retail floor and back of house. The project shall provide for employee only access and patrons needing to use the restrooms shall be escorted by employees.</p> <p>c) Consistent with the selection review phase, an on-site security person or persons shall be</p>	Current Planning/ Public Works/ City Manager	Special	

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	<p>present on the Project Site as required by the Culver City Police Department.</p> <p>d) Operations shall incorporate a vestibule area to ensure patron identification is reviewed prior to entering the retail store; where appropriate, locked display cases; employee monitoring of retail floor area during business operations.</p> <p>e) Signage shall be posted on-site that states loitering and consumption of cannabis products on-site or in public areas are prohibited.</p> <p>f) The use shall be in conformance with the provisions of the Culver City Municipal Code related to Cannabis Business Operations. CCPD will review security procedures during cannabis business permit inspection.</p>			
17.	<p>The following approval and license related conditions shall apply to this Cannabis Retailer-Storefront business:</p> <p>a. This Conditional Use Permit shall be in effect for the Cannabis Retailer-Storefront for five (5) years commencing from the date of Planning Commission approval.</p> <p>b. After approval of this CUP the Cannabis Retailer-Storefront shall obtain a Commercial Cannabis Business Permit at a public City Council meeting which must be renewed annually.</p> <p>c. After approval by the City Council, the Cannabis Retailer-Storefront shall obtain a Business Tax Certificate with the City's Finance Department which must also be renewed annually.</p> <p>d. These City approvals cannot be transferred to other business entities, individuals, or companies nor can the Cannabis Retailer-</p>	Current Planning/ City Manager	Special	

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	<p>Storefront change the business location unless approved by the City pursuant to CCMC Chapter 11.17 and CCMC Title 17.</p> <p>e. Business operations shall not commence until all these approvals are issued and shall cease operations if annual and quinquennial approvals are not secured as appropriate.</p> <p>f. This CUP shall be subject to any final decision in the writ of mandate proceeding filed by the commercial cannabis permit applicant in Superior Court, appealing its placement in the selection process where Sweet Flower placed in the top three.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
18.	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	
19.	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	
20.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

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

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	<p>Traffic Management Plan shall contain, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. 2. 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. 3. 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. 4. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. 5. The location and travel routes of off-site staging and parking locations. 6. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. 			

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	<p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <ul style="list-style-type: none"> i Construction Rules Sign that includes contact names and telephone numbers. ii Daily maintenance of construction site. iii Dust control by regular watering. iv Construction worker and contractor offsite parking. v Staging and storage of construction equipment on-site only. vi Compliance with noise standards. 			
21.	The following are Tribal Cultural Resources Special Conditions:	Building Safety/ Current Planning	Special	

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	<p><u>I. Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</u></p> <p>a. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>b. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>c. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and</p>			

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	<p>historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>d. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p>e. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p>			

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	<p><u>II. Unanticipated Discovery of Human Remains and Associated Funerary Objects</u></p> <p>a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>b. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>d. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in</p>			

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	<p>its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)</p> <p>e. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p> <p><u>III. Procedures for Burials and Funerary Remains</u></p> <p>a. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary</p>			

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	<p>objects with the deceased, and the ceremonial burning of human remains.</p> <p>b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>d. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>e. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or</p>			

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	<p>landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>f. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>g. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>			

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22.	<p><u>Hazards and Hazardous Materials Mitigation Measures</u></p> <p><i>HAZ-1 Soil Management Plan and Vapor Barrier System</i></p> <p>Prior to issuance of demolition, grading and building permits, the project applicant shall prepare a Soil Management Plan (SMP). The SMP shall address onsite handling and management of impacted soils or other impacted wastes to reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the off-site migration of contaminants from the site. These measures and practices may include, but are not limited to:</p> <ul style="list-style-type: none"> a. Stockpile management including stormwater pollution prevention and the installation of BMPs b. Proper disposal procedures of contaminated materials c. Monitoring and reporting d. A health and safety plan for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection e. The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. f. Installation of a vapor barrier system. 	Building Safety/ Current Planning	CEQA Mitigation Measure	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
23.	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. The landscape plans shall be in substantial conformance with the preliminary landscape plans included in the Preliminary Development Plans dated January 16, 2022. Further landscape shall incorporate zero scape and/or drought tolerant landscaping.	Current Planning/ Parks & Rec.	Standard Special	
24.	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	
25.	<p>a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site (“Inspectors”) of the construction schedule and shall meet with the Inspectors.</p>	All Depts	Standard	

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26.	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	
27.	During construction, the Property shall be maintained daily so that it is free of trash and litter and pedestrian access on the sidewalk shall be maintained.	Building	Standard	
28.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
29.	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. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building	Standard	
30.	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on the Property or at designated offsite locations	Building Current Planning	Standard	

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DURING CONSTRUCTION				
	approved by the City, and not in the surrounding neighborhood.	Public Works		
31.	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	
32.	<p>Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays.</p> <p>Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.</p> <p>All trucks driving to the jobsite shall obtain haul route permits; a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.</p>	Building/ Public Works	Standard	
33.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
34.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</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>	Building/ Current Planning	Standard	
35.	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	Building/ Public Works	Standard	.

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	<p>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> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
36.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any <u>applicable</u> written comments as provided by City representatives on April 1, 2021, 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	
37.	<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	
38.	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	

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39.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
40.	<p>The Project shall comply with applicable CCMC Chapter 15.06: New Development Fees including:</p> <ul style="list-style-type: none"> a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. e. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq. 	All Depts	Standard	

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ON-GOING				
41.	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 July 13, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
42.	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	
43.	The use and development of the Property and the Cannabis Retailer-Storefront business 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	
44.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

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ON-GOING				
45.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
46.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
47.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, including bus benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
48.	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	

GLOSSARY OF ABBREVIATIONS

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

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

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

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

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
9.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
11.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
12.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
13.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building		

**EXHIBIT B
STANDARD CODE REQUIREMENTS**

Project Subject to some or all Code Requirements as determined by the City

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

GLOSSERY 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>