

1 RESOLUTION NO. 2024-P012

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
3 CALIFORNIA, ADOPTING A CLASS 32 CATEGORICAL EXEMPTION AND
4 APPROVING A SITE PLAN REVIEW AND ADMINISTRATIVE MODIFICATION, P2024-
5 0082-SPR, -AM, FOR A PROPOSED THREE-STORY, 46,309 SQ. FT.
6 COMMERCIAL/OFFICE DEVELOPMENT WITH SUBTERRANEAN PARKING AND
7 ASSOCIATED PROJECT DESIGN FEATURES AND SITE IMPROVEMENTS AT 5813 –
8 5835 WASHINGTON BOULEVARD IN THE INDUSTRIAL GENERAL (IG) ZONE.

9 (Site Plan Review and Administrative Modification, P2024-0082-SPR, -AM)

10 WHEREAS, on March 29, 2024, Redcar Properties, Ltd. (the “Applicant”) filed an application for
11 a Site Plan Review (SPR) and Administrative Modification (AM), to allow the demolition of existing
12 commercial structures, including caretaker unit (±10,526 square feet), and all other existing site
13 improvements; and the construction of a new three-story, 46,309 sq. ft., commercial/office development,
14 with subterranean parking, and associated project design features and site improvements (the
15 “Project”). The Project Site is described as Lots 183 to 189 inclusive of Tract No. 6256, in the City of
16 Culver City, County of Los Angeles, State of California, as per map recorded n Book 71 Page 19 of
17 maps, in the Office of the County Recorder of said County; and is identified by Los Angeles County
18 Assessor’s numbers 5065-019-030, 5065-019-031, and 5065-019-002; and,

19 WHEREAS, in order to implement the proposed Project, approval of the following applications
20 is required:

21 1. Site Plan Review, P2024-0082-SPR, for the construction of the three-story
22 commercial/office development, to ensure the Project complies with required standards, design
23 guidelines, and City ordinances; establish all onsite and offsite conditions of approval necessary to
24 address the site features; minimize potential adverse effects on surrounding properties and the
25 environment; and ensure compatibility of the proposed Project with the development on adjoining
26 properties and in the surrounding neighborhood; and

27 2. Administrative Modification, P2024-0082-AM, to ensure the proposed reduction to the
28 minimum required parking stall dimensions complies with applicable required standards and City
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1 ordinances, and is necessary in that strict application of these standards creates a hardship or
2 unreasonable regulation which is impractical to require; and

3 WHEREAS, the Planning Commission adopts the findings in Attachment No. 5 of the staff report
4 demonstrating that pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects, the
5 Project is Categorical Exempt and no CEQA exceptions apply; and

6 WHEREAS, on August 28, 2024, after conducting a duly noticed public hearing on the subject
7 application, including full consideration of the applications, plans, staff report, environmental information
8 and all testimony presented, the Planning Commission, by a vote of ___ to ___, adopted a Class 32
9 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding
10 the Project will not result in significant adverse environmental impacts, and conditionally approved Site
11 Plan Review, P2024-0082-SPR, and Administrative Modification, P2024-0082-AM.
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14 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
CALIFORNIA, RESOLVES AS FOLLOWS:

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

17 **Site Plan Review**

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

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

24 The general layout of the Project is consistent with the Industrial General (IG) zoning district and
25 East Washington (-EW) Overlay. The building will be located in conformance with the minimum and
26 maximum required Zoning Code setbacks, providing a zero setback along Washington Boulevard and a minimum 5-ft setback along Dauphin and Ernest Avenues. The rear will provide a minimum 2-ft ground floor setback, with additional setback clearance for portions of the building above 20-ft in height, as required by the Zoning Code. The proposed height of 41-ft will comply with the allowable height of 43-ft in the IG Zone, with additional height projections conforming to Zoning Code allowances, and reaching up to 60.5-ft in height to the top of the highest projection (elevator).
27 The Project is designed to provide vehicular access to subterranean parking from Dauphin Avenue
28 along the westerly edge of the site, and pedestrian access from Washington Boulevard and Ernest
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1 Avenue. Onsite loading is proposed at the rear of the site, accessible from the public alley. Building
2 entries face both streets, and the general building layout and design is oriented to communicate
3 with all street frontages with an emphasis on Washington Boulevard. The streetscape will be further
4 enhanced by incorporation of street improvements, including trees and furniture in accordance with
5 the Urban Forest Master Plan and TOD streetscape plan.

6 The Project will have adequate vehicular and pedestrian access and the configuration of the
7 proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are designed in
8 accordance with all applicable CCMC standards. With the noted modification, the structure
9 orientation, location, open space, parking, and access, maximize the site's development potential
10 while conforming to applicable Zoning Code development standards. There are no other applicable
11 design guidelines.

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

17 The architectural design of the structure is characterized by a modern minimalist style, incorporating
18 straight lines and right angles with a flat roof. The three-story structure reaches a maximum of 41-
19 feet in height to the roof deck. Rooftop projections provide additional height varying from 50-inches
20 for guardrails/parapets, 13.5-feet (maximum) for stairwells, equipment rooms, solar trellis, and
21 screening, and 19.5-feet for the elevator. The building is comprised primarily of CMU block, with a
22 limestone concrete accent (elevator projection), and utilizes black steel window frames; the color
23 palette is limited and uses neutral tones. The structure is designed to minimize the visibility of off-
24 street parking facilities, by placing the driveway along Dauphin Avenue to the northerly edge of the
25 site. Street-facing façades incorporate a series of breaks in the CMU for windows, decorative block
26 patterns, and openings to open space pockets; these breaks provide a deep recess to maximize
27 visual relief and fenestration. The Project is sensitive to the character and scale of surrounding
28 development. Existing surrounding development varies in architectural style, with older buildings
29 having a utilitarian character and newer development having a more modern and contemporary
30 style. Building heights in the neighborhood, particularly along Washington Boulevard, vary from one
31 to three stories, with the color palette being generally subdued. The three-story massing is scaled
32 away from the lower scale residential uses to the north to maintain compatibility with surrounding
33 development. Overall, the design of the Project is compatible with the surrounding neighborhood
34 and is consistent with the standards of the IG Zone and -EW Overlay. There are no other applicable
35 design guidelines.

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

42 Landscaping for the Project is proposed to include planters along the perimeter of the building
43 footprint and various internal pockets, including upper floor pockets on balcony/deck areas;
44 additional landscape is proposed in rooftop planters. Plantings will include a combination of low
45 ground cover, shrubs, and vines, with certain planters incorporating plantings suitable for draping
46 over/through the various façade openings to create visual relief; rooftop planters will also include
47 various trees. All landscape will have permanent irrigation. Landscaping will also include street trees

1 on all streets in accordance with the Urban Forest Master Plan, per the standards of the Public
2 Works Department. Complete landscape and irrigation plans, indicating planting sizes, spacing and
3 quantities, shall be submitted for review and approval by all applicable divisions/departments prior
4 to installation and final inspection to ensure these meet all Zoning Code and applicable
5 requirements.

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

9 The Project design and layout is linear, with the building footprint following the site shape; the
10 building mass is scaled away from lower scale residential uses to the north. Rooftop and upper-
11 story decks are buffered and screened with landscape to preserve privacy of neighboring
12 development. Building entries face Washington Blvd and Ernest Avenue, so as to activate the
13 pedestrian realm. The site provides code compliant vehicular and pedestrian access, circulation,
14 and parking (per modification allowances), and will not produce any vehicular or pedestrian hazards.
15 A new driveway ramp is proposed on Dauphin Ave, eliminating curb cuts on Washington Blvd to
16 allow for a continuous pedestrian streetscape and improving vehicular and pedestrian safety; its
17 design has been reviewed and accepted by the traffic engineer and the City. The conditions of
18 approval and compliance with applicable CCMC requirements will ensure the Project will not be a
19 detriment to the public interest, health, safety, or general welfare, or injurious to persons, property,
20 or improvements in the vicinity and zoning district in which the property is located. Further, by
21 improving an underutilized site and providing economically functioning commercial uses, the Project
22 will serve the public interest and welfare.

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

27 The site is located in an existing urbanized neighborhood, and is developed with multiple
28 commercial structures, a caretaker unit, and surface parking. Therefore, public facilities to the site
29 currently exist. It is not anticipated that the proposed Project and resulting commercial floor area will
require new public facilities. Any upgrades to the existing facilities that are required will be provided.
Improvements to the abutting right-of-way, such as new curb and gutter and sidewalk, will be
implemented per the conditions of approval. Further, the existing and proposed public service
facilities necessary to accommodate the Project such as: the width and pavement of the adjoining
streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees,
fire protection devices, and public utilities are provided for adequately as confirmed by the City
Departments that reviewed the Project during the interdepartmental review process.

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

31 The proposed Project is a three-story, 46,309 square foot commercial/office development,
32 consistent with the General Plan Land Use Element designation of General Corridor. This
33 designation is intended to allow for a range of small- to medium-scale commercial uses, with an
34 emphasis on community-serving retail, and is intended to support medium-density housing
35 opportunities. The designation is characterized by two- to three-story height, and up to a 56-foot
36 height limit. The Project is also consistent with the goals of the General Plan, specifically, with
37 Objectives 5 and 6 of the Land Use Element, which call for the encouragement of new business
38 opportunities that expand the City's economic base and serve the needs of the City's residential
39 and business community, and for the revitalization of the physical character and economic well-

1 being of the City's commercial corridors. The Project will be consistent with Objective 23 of the Land
2 Use Element that calls for protecting and enhancing business uses within the City's Eastern Sub-
3 Area. The site is not identified in the Housing Element Residential Sites Inventory (Figure B-2).
4 Based on review of the preliminary development plans, the proposed development is not anticipated
5 to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the
6 General Plan. There is no applicable Specific Plan.

7 **Administrative Modification**

8 As outlined in CCMC Section 17.550.020, the following required findings for the Administrative
9 Modification requests are hereby made:

10 **1. The strict application of the applicable development standard creates an unnecessary,
11 involuntarily-created hardship, or unreasonable regulation that makes it obviously
12 impractical to require compliance with the development standards.**

13 The Project consists of a three-story commercial/office development with subterranean parking on
14 a 22,425 sq. ft. lot. Given the site size and shape, and the need to allocate space for necessary for
15 access (e.g., driveway, walkways, stairwells, elevator), structural support columns, and other
16 required features, the physical space is constrained and does not suffice to provide the required
17 minimum dimensions for all parking stalls proposed. Specifically, the AM request is for a reduction
18 (not to exceed 10%) in the width and depth/length of all standard stalls, providing stalls measuring
19 8'-2" by 16'-2.4", rather than 8'-6" or 9'-0" (for tandem) by 18'-0" feet for all standard stalls. Although
20 there is no minimum parking required, the Project aims to strike a balance between the requirement
21 and the expected needs. The proposed parking layout will provide required aisle and backup
22 dimension and adequate circulation area to maneuver in/out of each stall and exit back onto the
23 public right-of-way in a forward direction. Strict application of the minimum dimensions creates an
24 unnecessary, involuntarily-created hardship due to the size and shape of the site, as the
25 subterranean structure already is proposed to span the entire depth of the site from north to south.
26 Strict compliance with stall dimensions would result in the loss of a significant number of stalls, or
27 require excavation of additional parking levels, which would create unnecessary hardship.

28 **2. Approval of the Administrative Modification would not be detrimental to the public health,
29 interest, safety, or general welfare, and would not be detrimental or injurious to property or
improvements in the vicinity and in the same zoning district.**

Approval of the proposed modification will allow for a reduction, not to exceed 10%, in the minimum
Zoning Code required dimensions for all standard parking stalls, including tandem. The
modifications will be internal to the site and, therefore, will not result in any conditions or operations
that may be detrimental or injurious to property or improvements in the vicinity. Further, this minimal
reduction to dimensions will allow for the Project to maximize the number of stalls within the site
footprint. The parking operations plan required due to the provision of tandem parking, will include
attendant-assisted management. The Project will comply with all other applicable Zoning Code
standards. Therefore, the requested Administrative Modification will not be detrimental or injurious
to property or improvements in the vicinity and in the same zoning district.

**3. The project is consistent with the General Plan and complies with all other applicable
provision of this Title.**

The General Plan Land Use designation for the site is General Corridor, which is intended to allow
for a range of small- to medium-scale commercial uses, with an emphasis on community-serving
retail, and is intended to support medium-density housing opportunities. The designation is

1 characterized by a two- to three-story height, and up to a 56-foot height limit. The proposed reduction
2 from required stall dimensions will not create a use or operation inconsistent with this goal. By
3 allowing the adjustments to parking stall dimensions, the Project can be implemented with the
4 proposed components as intended by the General Plan land use designation. In addition, the overall
5 development will further Objective 5 of the Land Use Element, which calls for the City to encourage
6 new business opportunities that expand the City's economic base and serve the needs of the City's
7 residential and business community, as well as Objective 6, which calls for the revitalization of the
8 physical character of the City's commercial corridor. The proposed Project meets all other applicable
9 Zoning Code requirements or applicable allowances, including Section 17.550, which allows an
10 increase or reduction of specified development standards by 10% or less of the required standard.

11 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the
12 City of Culver City, California, hereby adopts a Class 32 Categorical Exemption, in accordance with the
13 California Environmental Quality Act (CEQA), finding the Project will not result in cumulative impacts or
14 have significant adverse environmental impacts due to unusual circumstances, and approves Site Plan
15 Review P2024-0082-SPR and Administrative Modification P2024-0082-AM; subject to: the site and floor
16 plans reviewed by the Planning Commission on August 28, 2024; the conditions of approval set forth in
17 Exhibit A, attached hereto and incorporated herein by this reference; and the applicable code
18 requirements set forth in Exhibit B attached hereto and incorporated herein by this reference. The site
19 and floor plans, and Exhibits A and B are collectively referred to as "Project Requirements".
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1 SECTION 3. The Project Requirements are hereby imposed on the proposed fueling station
2 relocation and expansion project at 5813-5835 Washington Boulevard.

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4 APPROVED and ADOPTED this 28th day of July, 2024.

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7 _____
8 ANDREW REILMAN – CHAIRPERSON
9 PLANNING COMMISSION
10 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:

12 _____
13 RUTH MARTIN DEL CAMPO, SECRETARY
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EXHIBIT A – Conditions of Approval
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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 Streetscape 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/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6-inch high by 6-inch-wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include the required floor drain that leads to the sewer for	Public Works/ Fire/ Current Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>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, and SB 1383 waste diversion goals.</p>	Public Works	Standard	
7.	<p>The applicant shall develop traffic signal design plans (if applicable) according to current standards and shall pay the City’s vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.</p>	Public Works	Standard	
8.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 – “Transportation Demand and 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> <ul style="list-style-type: none"> a. Employee Bicycle Lockers and showers that serve the required bicycle parking for the Project. b. Surplus bicycle parking consisting of 1 additional (onsite) short-term, 6 additional (off-site) short-term, and 9 additional long-term, from the minimum required 5 short-term and 9 long-term. 	Trans., Public Works, Current Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>c. Public Transportation and Ridehail (Uber/Lyft) 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>d. 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>e. Implementation of a transportation coordinator, who will coordinate programmatic elements such as distribution of transportation information packet to employees, and promotion of “walk to work” program.</p>			
9.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.	All Depts	Standard	
10.	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	Standard	
11.	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	Standard	

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GENERAL				
12.	<p>Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration, and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology/ SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.</p>	Public Works	Standard	
13.	<p>The Project shall incorporate and complete the following:</p> <ul style="list-style-type: none"> a. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk. b. The existing curb, gutter, sidewalk along the Project's frontage shall be removed and reconstructed. c. The Applicant shall remove and replace all existing sidewalk. All new sidewalk shall be ADA compliant. d. The Applicant shall reconstruct the full width of the alley and the alley drive approaches behind the project according to the geotechnical engineering recommendations. Alley shall be concrete. 	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>e. The Applicant shall 2-inch grind and overlay for the full width of Ernest Avenue along the project's frontage. Asphalt pavement shall be rubberized.</p> <p>f. The Applicant shall 2-inch grind and overlay for the full width of Dauphin Avenue along the project's frontage. Asphalt pavement shall be rubberized.</p> <p>g. The Applicant shall provide a new ADA curb ramp at Washington Boulevard/Ernest Avenue and also at Washington Boulevard/Dauphin Avenue.</p> <p>h. If tiebacks are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 5 feet below grade.</p> <p>i. Project will be required to place a pull box and conduit to connect to the project's proposed networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on-site.</p>			
14.	All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project. 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.	Public Works	Standard	
15.	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	Standard	
16.	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	Standard	
17.	The driveway on Dauphin Ave shall be designated as right-turn in only and left-turn out only.	Public Works	Standard	
18.	The applicant shall include green street features along the project frontage and integrate with any required on-	Public Works	Standard	

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GENERAL				
	site LID installations, in accordance with the City's Stormwater Quality Master Plan.			
19.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
20.	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	
21.	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	
22.	If a residential unit is proposed to be demolished, or if a residential unit was demolished within the past five	Current Planning/	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	years, applicant shall submit an Application for a Replacement Unit Determination as required by the Housing Crisis Act of 2019, as amended by SB 8 and AB 1218 (California Government Code Section 66300 et seq.) along with any required Replacement Unit Determination fee. The applicant shall submit the Application for Replacement Unit Determination prior to submitting an application for a building permit. If the Replacement Unit Determination demonstrates that any residential unit is a “protected unit”, applicant shall comply with all requirements of Government Code Section 66300 et seq. prior to issuance of building permit.	City Attorney		
23.	The applicant shall submit carefully prepared, detailed photo documentation of neighboring properties prior to the start of any major construction activities, to the Building Safety Division.	Building	Standard	
24.	Applicant shall submit construction schedules no less than one month prior to beginning of construction. All construction work or staging within the public right of way shall be coordinated with the City, including Transportation Department, Mobility & Traffic Engineering Division, and Engineering Division. This will include coordination with the expected resurfacing of Washington Blvd, between Dauphin Ave and Ernest Ave.	Trans.	Standard	
25.	<p>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 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>	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<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. A fence and canopy with fall protection is required at the public right of way. 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> <ul style="list-style-type: none"> i. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. ii. 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. iii. 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. 			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<ul style="list-style-type: none"> iv. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. v. The location and travel routes of off-site staging and parking locations. vi. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. 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. 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. e. The CMP shall address implementation of the following <u>measures during construction</u>: <ul style="list-style-type: none"> i. Foundation Shoring Plan demonstrating use of noise dampening design methods. ii. Construction Rules Sign that includes contact names and telephone numbers. iii. Daily maintenance of construction site. iv. Dust control by regular watering. v. Construction worker and contractor offsite parking. vi. Staging and storage of construction equipment on-site only. vii. Compliance with noise standards 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 			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
26.	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	
27.	The applicant shall complete a certificate of compliance or other instrument determined applicable by the City, to consolidate the three existing parcels into one parcel.	Current Planning		
28.	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	
29.	<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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DURING CONSTRUCTION				
30.	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	
31.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
32.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
33.	During construction, pedestrian access along the project’s frontage shall be maintained at all times. The only exception is during required removal and replacement of sidewalk.	Public Works	Standard	
34.	<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. Any damage to any adjacent property or any part of the City right of way will result in a general stop work order.</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 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	
35.	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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DURING CONSTRUCTION				
36.	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	
37.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
38.	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. The Building Safety Division reserves the right to adjust allowed construction staging areas during the project.	Building/P ublic Works	Standard	
39.	Compliance with the following noise standards shall be required with at all times: a. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; b. All construction equipment shall be properly maintained to minimize noise emissions; c. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	<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>			
40.	<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> <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>	Building/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
41.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on July 27, 2023 and April 25, 2024 at the Project Review Committee meetings on the Land Use Permit	All	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.			
42.	<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	
43.	The applicant shall scan the grading plans, all off-site plans, and SUSMP, LID, and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	
44.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
45.	<p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <p>a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq.,</p> <p>b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq.,</p> <p>c. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.,</p> <p>d. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.</p>	All	Standard	

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ON-GOING				
46.	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 August 28, 2024, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
47.	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	
48.	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	
49.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
50.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
51.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	

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ON-GOING				
52.	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 Streetscape plan.	Current Planning	Standard	
53.	All requirements, project design features, and conditions, 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

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

EXHIBIT B – Standard Code Requirements
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NO.	CODE REQUIREMENTS	Agency	Compliance Verification
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	
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	Public Works	

EXHIBIT B – Standard Code Requirements
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NO.	CODE REQUIREMENTS	Agency	Compliance Verification
	American Public Works Association Standard Plans (“APWA Standards”).		
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	
14.	<p>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:</p> <ul style="list-style-type: none"> 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	

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NO.	CODE REQUIREMENTS	Agency	Compliance Verification
16.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works	
17.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works	

GLOSSARY OF ABBREVIATIONS

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