

RESOLUTION NO. 2025-P012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CHECKLIST PURSUANT TO CEQA GUIDELINES 15168 AND APPROVING SITE PLAN REVIEW, TENTATIVE TRACT MAP, RECREATIONAL FACILITIES CREDIT AGAINST PARKLAND DEDICATION REQUIREMENTS, AND EXTENDED CONSTRUCTION HOURS FOR A MIXED-USE PROJECT WITH 846 RESIDENTIAL UNITS AND 11,406 SQUARE FEET OF COMMERCIAL SPACE AT 6201-6299 BRISTOL PARKWAY IN THE MIXED USE HIGH (MU-HD) ZONE.

(Site Plan Review, Tentative Tract Map, Recreational Facilities Credit against Parkland Dedication requirements, and Extended Construction Hours, P2025-0050-SPR/TTM)

WHEREAS, on November 15, 2024, Ayahlushim Getachew, representative of Bristol Parkway Propco, LLC (the "Applicant"), filed an SB 330 application invoking vesting rights to development standards in place at that date; and,

WHEREAS, on February 28, 2025, the Applicant filed an application for a Site Plan Review, Density Bonus and Other Incentives, request for a Recreational Facilities Credit against Parkland Dedication requirements, and a request for Extended Construction Hours, and subsequently, on August 26, 2025, the Applicant filed an application for a Tentative Tract Map, and an Administrative Modification, to allow the construction of an up to 8-story, mixed-use project with 846-units (including 36 very low-income units) and 11,406 square feet of commercial square footage in the Mixed Use High (MU-HD) Zone (the "Project"). The Project site is located at 6201-6299 Bristol Parkway and described as Parcel 1 and 2 of Parcel Map 3773 in Culver City, with Los Angeles County Assessor numbers of 4134-018-004 (affects Parcel 1), 4134-018-005 (affects portion of Parcel 2), and 4134-018-006 (affects portion of Parcel 2); and,

WHEREAS, to implement the proposed Project, approval of Site Plan Review and Tentative Tract Map P2025-0050-SPR/TTM is required to ensure the Project complies with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City; and,

1 WHEREAS, the request for Recreational Facilities Credit against the Parkland Dedication
2 requirements is in accordance with Culver City Municipal Code (CCMC) Section 15.06.320, which
3 allows up to 50% of the Parkland Dedication requirements to be satisfied by the proposed development
4 of private open space and recreational facilities, if determined to be in the public interest; and,

5 WHEREAS, the Extended Construction Hours request is for construction start times of 7:00 AM
6 instead of 8 AM on Monday through Friday; and CCMC Section 9.07.035 allows an applicant to request
7 extended construction activity of a specific nature, with a limited duration, in nonresidential zoning
8 districts, on construction sites 1 acre or greater in size, if the exception is determined to be in the public
9 interest; and,

10 WHEREAS, the Administrative Modification and Density Bonus and Other Incentives application
11 was subject to administrative approval, pursuant to CCMC Sections 17.550.010 and 17.580.075
12 respectively, and State Density Bonus law; and,

13 WHEREAS, the Planning Commission determined, through a CEQA Checklist that Project-
14 specific potential environmental impacts are within the scope of potential environmental impacts
15 analyzed in the Certified PEIR for the Culver City General Plan 2045 and Zoning Code Update pursuant
16 to CEQA Guidelines Section 15168, and no further environmental analysis is required pursuant to
17 CEQA Guidelines Section 15162; and

18 WHEREAS, on October 22, 2025, after conducting a duly noticed public hearing on the subject
19 application, including full consideration of the application, plans, staff report, environmental information
20 and all testimony presented, the Planning Commission by a vote of ___ to ___, approved a CEQA checklist
21 pursuant to CEQA Guidelines Section 15168, finding that the Project's potential environmental impacts
22 are within the scope of the certified General Plan and Zoning Code Update Program Environmental
23 Impact Report, in accordance with CEQA, finding the Project will not result in significant adverse
24 environmental impacts; conditionally approved Site Plan Review and Tentative Tract Map P2025-
25 00050-SPR/TTM, conditionally approved the request for Recreational Amenities Credit against 50% of
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the Parkland Dedication requirements, and conditionally approved the request for Extended Construction Hours, as set forth herein below;

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City Municipal Code (CCMC), Title 17, Section 17.540.020, the following required findings for Site Plan Review are hereby made:

A. The Project does not have a specific, adverse impact on public health or safety. A “specific adverse impact” means a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions in existence on the date application was deemed complete.

The Project has no specific adverse impact on public health or safety and meets all objective public health or safety standards, policies or conditions currently in existence.

B. The Project is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development and objective design standards, as existed on the date the application was deemed complete.

The Project is consistent with the purpose and intent of the Mixed Use High (MU-HD) zoning district. Code compliant development standards are provided, along with a 20% density bonus and waivers for 38 feet of building height, 5 feet of building setback along the Green Valley Circle frontage, location of above-ground utilities and loading areas within the front and side setback, screening requirements for above-ground utilities and loading areas, retaining wall height and separation requirements, to accommodate affordable housing pursuant to State Density Bonus Law.

C. The proposed project is consistent with the General Plan and any applicable specific plan.

The Project is consistent with the Culver City General Plan 2045 in the following ways:

- It is a mixed-use project with significant accessible open space and a pedestrian-friendly public realm that helps activate streets and contributes towards a vibrant, mixed use Fox Hills area thus advancing Land Use goals (LU)-1, LU-4, LU-7, and LU-14;
- It advances diversity of housing options by committing 36 units for very low-income households and including a mix of studios, 1-, 2- and 3-bedroom units thus advancing Goal LU-2;
- It provides onsite amenities and programs to promote walking and biking thus advancing Goal LU-3;
- It provides landscaping that reduces water use, promotes conservation and on-site water reuse, and preserves existing street trees thus advancing Goals LU-16, Conservation (C)-2 and Infrastructure (INF)-2;
- It provides a 5-foot right-of-way dedication along Green Valley Circle, enhances sidewalks along frontages, and contributes impact fees thus advancing Goals LU-18, and Mobility (M)-2;
- It provides roof-top photovoltaic panels to reduce dependence on fossil fuels thus advancing Goal INF-7.

1 **D. The existing or proposed public facilities necessary to accommodate the proposed project**
2 **(e.g. fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains,**
3 **street lights, traffic control devices, and the width and pavement of adjoining streets and**
4 **alleys) will be available to serve the subject site.**

5 The Project includes a dedication and improvements to meet public facility needs and is consistent
6 with anticipated growth provided in the General Plan 2045 including the Housing Element, Mobility
7 Element and Infrastructure Element. The Project will pay impact fees which would be used to ensure
8 that necessary public facilities will be available to serve the subject site and surrounding area.

9 SECTION 2. Pursuant to the foregoing recitations and the provisions of CCMC Section
10 15.10.095, the following findings for the Tentative Tract Map are hereby made:

11 **A. The proposed map is consistent with applicable Zoning Code, General Plan and Specific**
12 **Plans.**

13 The General Plan Land Use Element designates the site as Mixed Use High, which
14 corresponds to the Mixed Use High (MU-HD) Zone, which is intended to allow commercial uses and
15 high-density housing opportunities. The Project includes both residential and commercial uses. Per
16 the Zoning Code, the MU-HD zone has no minimum lot area, thereby allowing the subdivision of
17 properties for condominium or air space lots. The proposed map will combine 2 existing land lots
18 into 1 land lot and subdivide into 7 air space lots. The subject site is consistent with other commercial
19 properties that have been subdivided for air space lots in the surrounding area. Therefore, the
20 proposed map is consistent with the applicable zoning code and general plan, and there is no
21 applicable specific plan.

22 **B. Each lot in the proposed map will have vehicular access to an approved dedicated street.**

23 The proposed map will combine 2 existing land lots into 1 land lot which has frontage on and
24 vehicular access to 2 existing public streets namely Green Valley Circle and Bristol Parkway.

25 **C. Each lot in the proposed map is designed for drainage to an approved drainage facility.**

26 The proposed map ensures that all lots have adequate drainage to an approved drainage facility on
27 Green Valley Circle or Bristol Parkway.

28 **D. The proposed division will not interfere with widening, extension, or opening of any street**
29 **or Master Plan highway.**

The proposed map provides for a 5-foot dedication along the Green Valley Circle frontage to comply
with the Safer Fox Hills Plan and is otherwise consistent with all applicable street design standards.

E. Lot lines are designed so easements will be located to be suitable for the proposed use.

The proposed map provides for all easements needed to be suitable for the proposed uses.

F. The site is physically suitable for the type of development and proposed density.

The site is physically suitable and of sufficient size to construct the proposed of 846 dwelling units,
commercial ground floor uses, and multilevel structured parking. The density is consistent with

allowable MU-HD densities and State Density Bonus Law provisions for density bonus and waivers for specific development standards. The Project will be consistent with CCMC requirements and other City standards for circulation, open space, and related improvements.

G. The subdivision design and proposed improvements are not likely to cause public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife habitat, and will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

The Project has completed necessary studies pursuant to CEQA Guidelines Section 15169(c)(2) and is eligible for a Mitigated Negative Declaration indicating that potential environmental impacts are within the scope of the certified General Plan and Zoning Code Update Program Environmental Impact Report. Thus, it will not likely cause public health problems, substantial environmental damage, injure fish or wildlife habitat, be materially detrimental to public welfare, or injurious to property or improvements in the immediate vicinity.

H. The subdivision design or type of improvements will not conflict with public easements for access or use of property within the proposed subdivision.

The proposed map does not conflict with public easements for access or use of property within the proposed subdivision.

SECTION 3. Pursuant to the foregoing recitations and the provisions of CCMC Section 15.06.320, the following findings for Recreation Facilities Credit against 50% of Parkland Dedication requirements are hereby made:

A. It is in the public interest to allow a Recreation Facilities Credit.

The designated common open spaces and publicly-accessible plaza as shown in the Preliminary Development Plans, would serve the residents of the development, visitors to the onsite commercial spaces, and neighborhood residents. Consequently, these onsite spaces would reduce the demand generated by the proposed development for offsite public parks and recreation facilities. Furthermore, a condition of approval requires a written agreement addressing the private ownership and maintenance of the private indoor and outdoor open space area as park or recreational facilities, and the use of such area to be restricted by recorded covenants which run with the land in favor of the future owners of the property within the development.

SECTION 4. Pursuant to the foregoing recitations and the provisions of CCMC Section 9.07.035.C, the following findings for extended construction hours are hereby made:

A. It is in the public interest to allow for extended construction hours.

The additional hour of work requested on weekdays will serve to shorten the estimated overall length and duration of construction by 277 days, thus reducing the overall time that neighbors may be impacted. Additionally, the early start will be beneficial for traffic because it will enable construction worker arrival prior to the peak morning commute hours and reduce the impact of heavy truck traffic and on-site deliveries during peak afternoon hours. Likewise, if daily activities can be completed

1 earlier due to an earlier start, most construction activities would end by 3:00 PM before the evening
2 peak commute hours. This will help minimize traffic congestion that would otherwise impact
3 neighbors. A Project condition requires the City review and approve a Construction Management
4 Plan to adequately address potential impacts from the increased hours. All Project conditions apply
5 to the extended hours. Any proposed revisions to these construction plans will require Public Works
6 Engineering Division and the Current Planning Division approval. The City may impose additional
7 measures including construction signage informing the public of extended construction hours,
8 increased sound attenuation, and added traffic control construction personnel.

9 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning Commission of the
10 City of Culver City, California, hereby (i) approves a CEQA checklist pursuant to CEQA Guidelines
11 Section 15168, finding that the Project's potential environmental impacts are within the scope of the
12 certified General Plan and Zoning Code Update Program Environmental Impact Report; and (ii)
13 approves extended construction hours beginning at 7:00 AM instead of 8:00 AM Monday through
14 Friday; and (iii) approves a recreational facilities credit towards 50% of Parkland Dedication
15 requirements; and (iv) approves the Site Plan Review and Tentative Tract Map for Project P2025-050-
16 SPR/TTM, subject to the site and floor plans, and map reviewed by the Planning Commission on
17 October 22, 2025, the conditions of approval set forth in Exhibit A attached hereto and incorporated
18 herein by this reference, and the applicable code requirements set forth in Exhibit B attached hereto
19 and incorporated herein by this reference. The site and floor plans and Exhibits A and B are collectively
20 referred to as "Project Requirements."

21 SECTION 4. The Project Requirements are hereby imposed on the proposed mixed-use
22 development at 6201-6299 Bristol Parkway.

23 APPROVED and ADOPTED this 22nd day of October 2025.

24 _____
25 DARREL MENTHE - CHAIRPERSON
26 PLANNING COMMISSION
27 CITY OF CULVER CITY, CALIFORNIA

28 Attested by:

29 _____
RUTH MARTIN DEL CAMPO, SECRETARY

October 22, 2025

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Current 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 Engineering	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 Engineering	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 Engineering	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 a floor drain that leads to	Public Works EPO/ Fire/ Current Planning	Standard	

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GENERAL				
	the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
6.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works EPO	Standard	
7.	Access driveways and drive aisles to the trash room shall have adequate collection truck turning radius, overhead clearances for both traveling height and operational overhead height, 14 feet and 20 feet, respectively.	Public Works EPO	Standard	
8.	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	Standard	
9.	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	
10.	All common and private open spaces, storage rooms amenities, bicycle-related rooms, and commercial open spaces shall be maintained for the life of the development.	Current Planning	Standard	
11.	Building shall have fire sprinklers installed per 2022 NFPA 13/13R requirements and CCMC 9.02. Fire Department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector	Community Risk Reduction	Standard	

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GENERAL				
	Check Assembly (DDCA) shall be located as required by GSW.			
12.	Location of the Fire Department fire sprinkler connection (FDC) shall be located on the address side of the building. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement.	Community Risk Reduction	Standard	
13.	Provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 feet of hose and 30 feet of stream.	Community Risk Reduction	Standard	
14.	A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3).	Community Risk Reduction	Standard	
15.	Provide addresses viewable from the public way.	Community Risk Reduction	Standard	
16.	Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building. All fire lane location shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location, and type of fire department connections (FDC's) and similar equipment. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000-pound apparatus.	Community Risk Reduction	Standard	
17.	Provide fire sprinkler monitoring and fire alarm system per 2022 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. fire control room(s) shall be provided per review and approval of the CCFD. Comply with Ch. 5 of 2022 CFC Emergency Responder Radio Coverage.	Community Risk Reduction	Standard	

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GENERAL				
18.	Hydrants shall be provided in the quantity and at the spacing prescribed in the 2022 CFC Appendix B. Fire Hydrants shall provide a minimum spacing of 300 feet apart. Hydrants shall be provided from existing fire main loop. Prior to use existing loop shall pass a 200 Plus PSI hydrostatic test. Sectional valves shall be installed at each existing DDCA to allow minimum water to supply the hydrants upon a DDCA being taken out of service.	Community Risk Reduction	Standard	
19.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Community Risk Reduction	Standard	
20.	All parapets, wall tops and fascia at the windows sills, roof tops and on the roof shall be of solid materials able to withstand the weight of firefighters and firefighting equipment. Any request for deviations shall be reviewed and approved by the Culver City Fire Department.	Community Risk Reduction	Standard	
21.	Any parapets or wall tops that are 5 feet or more above the roof shall have noncombustible catwalks and ladders.	Community Risk Reduction	Standard	
22.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Community Risk Reduction	Standard	
23.	Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.	Community Risk Reduction	Standard	
24.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Community Risk Reduction	Standard	
25.	All emergency lights and exit lights shall have self-contained battery backup power.	Community Risk Reduction	Standard	
26.	All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.	Community Risk Reduction	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
27.	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	
28.	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	
29.	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	All	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	along the project's frontage. The City may impose additional measures including construction signage informing the public of extended construction hours, increased sound attenuation, and added traffic control construction personnel. In addition to the above, the CMP shall include the following components: 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. 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: 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			

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	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. 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 measures during construction: i. Foundation Shoring Plan demonstrating use of noise dampening design methods.			

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
30.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building Safety	Standard	
31.	Projects shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees are paid, with the associated complete plan and supporting documentation set. Currently, 2022 California Building Codes.	Building Safety	Standard	
32.	A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not be limited to means of egress plan, fire-rated wall protection plan, accessible plan, exterior opening	Building Safety	Standard	

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	area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height, and area analysis.			
33.	The project shall comply with all requirements of SB 7 submetering for each unit. A letter shall be provided from the applicant to Building and Safety stating they will comply with SB 7, which, Building Safety will provide to the utility company as requested. Contact tim.koutsouros@culvercity.org with questions.	Building Safety	Standard	
34.	Solar is required: a minimum 1 kwh per 10,000 sf of building area CCMC15.02. Where T24 reflect a different amount the more stringent applies.	Building Safety	Standard	
35.	Comply with all Culver City California Code of Regulations local amendments and can be found under Culver City Muni Code 15.02.	Building Safety	Standard	
36.	Graywater is required to be installed for 1 fixture in each unit with a wash machine per Culver City Muni Code 15.02.	Building Safety	Standard	
37.	The overall construction submittal documents shall indicate any construction staging areas proposed. The C.C. P.W. Dept./ Engineering Division will require a separate permit for the temporary use of any City right of way.	Building Safety	Standard	
38.	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. 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.	All	Standard	
39.	On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works Engineering	Standard	
40.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e. urban flood) shall be used for the design of the on-site conveyance facilities, as the	Public Works Engineering	Standard	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	existing site is neither a natural watercourse nor a natural sump.			
41.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works Engineering	Standard	
42.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division and Mobility & Traffic 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 Engineering	Standard	
43.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and Off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works Engineering	Standard	
44.	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	Public Works Engineering	Standard	

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	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.			
45.	Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge.	Public Works Engineering	Standard	
46.	Applicant shall do a sanitary sewer line analysis. Sewer analysis shall consider the existing and future flows, alignments, and sizes of existing sewer lines to determine if upgrades are necessary.	Public Works Engineering	Standard	
47.	Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD.	Public Works Mobility	Standard	
48.	This project proposes to redevelop property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.	Public Works Engineering	Standard	
49.	Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works Engineering	Standard	
50.	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	Public Works EPO	Standard	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	for the adequate storage and disposal of all solid and recyclable waste generated by the project.			
51.	Commercial and residential trash areas must be separated in different enclosures. Enclosures shown on the plan should be labelled either "Residential" and/or "Commercial."	Public Works EPO	Standard	
52.	Roll-off service for the 25CY compactor shall have a minimum vertical clearance of 24 feet and shall be unobstructed. Compactor guard rails shall be installed.	Public Works EPO	Standard	
53.	Bin staging area must have a minimum vertical clearance of 20 feet for serving 2yd and 3yd bins and should remain unobstructed.	Public Works EPO	Standard	
54.	The following shall be included on the Waste Plan: "Environmental Programs and Operations Notes" 1) Solid waste, recyclable waste material, and organic waste handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste, recyclable waste material, and organic waste handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services. 2) The City of Culver City shall provide all waste disposal and recycling services for all construction and demolition projects within city limits in accordance with CCMC 5.01.010.	Public Works EPO	Standard	
55.	The Project shall be subject to all mitigation measures identified in the CEQA documentation and all project design features identified therein shall be noted or referenced in the Building Permit Plans.	Current Planning	Standard	
56.	A Conformance Review for the ground floor commercial space with regard to outdoor dining shall be required at the time of Building Permit plans submittal.	Current Planning	Standard	
57.	Scaled and dimensioned plans indicating all private, common, and publicly accessible open space areas that are consistent with areas noted in the approved Entitlement Plans shall be included on Building Permit plans and provided separately to Current Planning for review and approval.	Current Planning	Standard	

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DURING CONSTRUCTION				
58.	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 Safety/ Current Planning	Standard	
59.	A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities. Whoever will be the on-site field superintendent MUST attend the construction kick-off meeting. The pre-construction meeting is to take place prior to ANY permit issuance where the drawings are substantially complete.	Building Safety	Standard	
60.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
61.	During construction, dust shall be controlled by regular watering or other methods as determined by the building inspector.	Building Safety/ Public Works	Standard	
62.	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 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.	Building Safety	Standard	
63.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated	Building Safety/ Current Planning/	Standard	

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DURING CONSTRUCTION				
	offsite locations approved by the City, and not in the surrounding neighborhood.	Public Works		
64.	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 driver's 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 Safety/ Current Planning/ Public Works	Standard	
65.	During construction, any violations of the project conditions of approval may result in administrative assessments and/ or general stop-work orders. Any type of damage to any adjacent property or any part of the City right of way will result in a general stop work order. A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety.	Building Safety	Standard	
66.	Place a temporary construction sign during construction with the superintendent's name and phone number, the contractor's 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, and engineer's reports, for easy access by the Building Safety staff.	Building Safety	Standard	
67.	Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. All project conditions apply to the extended hours and are subject to review and approval by Public Works of the Final Construction Management Plan, Pedestrian Protection Plan and Construction Traffic Management Plan to adequately address impacts of the increased hours. The City may impose additional measures including construction signage informing the public of extended construction hours, increased sound attenuation,	Building Safety/ Public Works	Special - Extended Construct- -ion Hours	

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DURING CONSTRUCTION				
	and added traffic control construction personnel. 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. 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.			
68.	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 Safety/ Public Works	Standard	
69.	Compliance with the following noise standards shall be required 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; 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 to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and e. Stationary source equipment (i.e., compressors) shall be located so as to	Building Safety/ Current Planning	Standard	

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DURING CONSTRUCTION				
	maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
70.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent businesses. 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. 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.	Building Safety/ Public Works	Standard	.
71.	All trucks driving to the job site shall obtain Culver City haul-route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.	Building Safety	Standard	
72.	The Building Safety Division reserves the right to adjust allowed construction staging areas during the project, or apply administrative assessments, or post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.	Building Safety	Standard	
73.	Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.	Public Works Engineering	Standard	
74.	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	Public Works Engineering	Standard	
75.	During construction, pedestrian access along the project's frontage shall be always maintained.	Public Works Engineering	Standard	

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DURING CONSTRUCTION				
76.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works Engineering	Standard	
77.	Project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant.	Public Works Engineering	Standard	
78.	If tie-backs are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 5 feet below grade.	Public Works Engineering	Standard	
79.	Construction-related vehicles shall not be permitted to park on public streets.	Public Works Engineering	Standard	
80.	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 Engineering	Standard	
81.	All new utility lines fronting the site shall be undergrounded by the applicant.	Public Works Engineering	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
82.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, or in the CCMC, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
83.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan	All	Standard	

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	with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.			
84.	The applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.	Public Works Engineering	Standard	
85.	All street signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works Engineering	Standard	
86.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees, as set forth in CCMC Section 15.06.005 et.seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. 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.	All	Standard	
87.	a. An Open Space Covenant and Agreement shall be executed by the Applicant/Property Owner and recorded in the County Recorder's Office, on a form provided by the Current Planning Division and approved by the City Attorney, requiring the publicly accessible open space (8,460 square feet) as shown in the approved Entitlement Plans, be maintained by the Property Owner in a clean and sanitary condition, and be open and available to the public during normal public park operation hours as determined by the City for the life of the Project. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division. b. The Parks, Recreation and Community Services Director, or his or her designee, shall conduct follow-up inspections annually for five years to ensure that the publicly accessible open space area is	Current Planning; Parks & Recreation	Standard	

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	kept open and publicly accessible and maintained in a manner consistent with the approved Entitlement Plan.			
88.	The project shall dedicate 5 feet along Green Valley Circle to provide a 15-foot sidewalk/parkway, as measured from the existing curb face to the new property line. No widening of the street roadbed will be required with this project.	Public Works Engineering	Standard	
89.	At the southwest corner of Bristol Parkway and Green Valley Circle, the project shall replace the existing curb ramp with directional curb ramps. Existing traffic signal poles shall be relocated to comply with ADA and to ensure no conflict with new ramps.	Public Works Engineering	Standard	
90.	The project shall implement concrete protected bike lanes along the Green Valley and Bristol Parkway frontages.	Public Works Engineering	Standard	
91.	The project shall do a 2-inch grind and overlay for the half width of Green Valley Circle along the project's frontage. Asphalt pavement shall be rubberized. Street shall be restriped using thermoplastic paint.	Public Works Engineering	Standard	
92.	The project shall do a 2-inch grind and overlay for the half width of Bristol Parkway along the project's frontage. Asphalt pavement shall be rubberized. Street shall be restriped using thermoplastic paint.	Public Works Engineering	Standard	
93.	The project shall install a new traffic signal at the intersection of Green Valley, the project's western-most driveway, and Fox Hills Drive. The project shall be responsible for 50% of the construction cost of the signal. The City shall reimburse the project for the remaining 50% of the cost.	Public Works Engineering	Standard	
94.	The project shall install a marked crosswalk with concrete curb extensions and directional curb ramps on the north leg of the intersection of Bristol Parkway and Doverwood Drive. The crosswalk shall include a flashing beacon warning system. Improvements shall be designed and constructed to	Public Works Engineering	Standard	

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	the satisfaction of the Public Works Director/City Engineer			
95.	Removal of any street trees will require replacement at 2:1 ratio.	Public Works Engineering	Standard	
96.	The project shall install new drought tolerant street trees along Green Valley Circle and Bristol Parkway according to the Urban Forest Master Plan and the City's Parkway Planting Guidelines. The property owner shall maintain all new street trees along the property frontage at their sole cost and expense for up to one year.	Public Works Engineering	Standard	
97.	The project shall cooperate with all easement holders to vacate those easements where applicable.	Public Works Engineering	Standard	
98.	Project will be required to place a pull box and conduit near the project's networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on private property.	Public Works Engineering	Standard	
99.	For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced.	Public Works Engineering	Standard	
100.	The project shall replace any parking meters, signs and posts, signal poles, and any other traffic and parking control devices within the public right-of-way if damaged by the project construction.	Public Works Mobility	Standard	
101.	Final Tract Map: The final tract map shall conform to the following: a. The final map shall be prepared by a surveyor or civil engineer, licensed and authorized to do such work by the State of California. b. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission. c. Approval of the tentative map shall be for a period of three years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires. d. Durable monuments shall be set at all perimeter boundary corners. At least two	Public Works Engineering	Standard	

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	monuments shall be set on the prolongation of the property lines with the centerline of both Green Valley Circle and Bristol Parkway. All required boundary monuments shall be installed as required by the recorded final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division. e. The access driveway, as shown on the tentative map shall be labeled on the final map as a "Fire Lane Easement." f. The required 5-foot street dedication shall be shown on the final tract map. g. The proposed quitclaim of the existing sewer easement is subject to further review and approval of the City Engineer prior to the Final Tract Map. h. All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act. i. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the Culver City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review. j. Obtain permission from utility companies to quitclaim their easements on the property.			
102.	ART IN PUBLIC PLACES PROGRAM - This project will trigger the City's Art in Public Places Program (APPP) as outlined in CCMC 15.06 et seq. If the APPP allocation (1% of total Building Permit valuation for the project, including shoring permits)	Cultural Affairs	Standard	

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	is \$75,000 or more, the applicant has several options for fulfilling the APPP requirement including payment of an in-lieu fee to the Cultural Trust Fund prior to Building Permit issuance or commission of permanent art for the site. If the APPP allocation is less than \$75,000, the applicant's only option for fulfilling the requirement – unless the applicant voluntarily chooses to increase the 1% allocation to a minimum of \$75,000 or greater per CCMC 15.06.125 (F) -- is with an in-lieu payment to the Cultural Trust Fund prior to issuance of any Building Permit.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
103.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on October 22, 2025 , except as modified by these Conditions of Approval.	Current Planning	Standard	
104.	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	
105.	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	All	Standard	

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ON-GOING				
	other remedies available to the City in law or in equity.			
106.	All graffiti shall be removed from the Property within 48 hours of its application.	All	Standard	
107.	A City-approved covenant shall be executed by the owner of each residential unit within a mixed-use development for recording in the land records of Los Angeles County and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed-use development, and that commercial activities are permitted pursuant to the regulations of the CCMC. If the project includes rental residential units, the project owner shall execute such a covenant, and a copy of the recorded covenant shall be provided to each new occupant of the rental units.	Current Planning	Standard	
108.	A City-approved covenant securing the affordability of 36 very low-income units for 55 years shall be recorded. This covenant is monitored on an annual basis, and the developer/owner will be required to allow Housing & Human Services to inspect all information related to how the affordable participants are selected and all third-party information utilized to determine income eligibility.	Housing & Human Services	Standard	
109.	The physical units will be inspected annually by Housing & Human Services to assure they meet the federally defined housing quality standards and third party proof of income and affordable rent restrictions.	Housing & Human Services	Standard	
110.	The developer/owner will be required to submit an outreach and affirmative marketing plan for the affordable units.	Housing & Human Services	Standard	
111.	The affordable units must be comparable to the market-rate units and be of similar size and finishing and be dispersed throughout the building.	Housing & Human Services	Standard	
112.	The affordable housing residents must have full access to all project amenities including parking, elevator access, pools, gyms, courtyards, storage, etc.	Housing & Human Services	Standard	
113.	The developer will be required to create a fair and open application process for affordable units including the creation and maintenance of a waiting list.	Housing & Human Services	Standard	

GLOSSARY OF ABBREVIATIONS

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<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 two years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	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.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building		
10.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
11.	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	Public Works		

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
	Works Association Standard Plans ("APWA Standards").			
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works/ Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
15.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building		
16.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following: A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has	City Attorney		

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
	been lawfully established and approved by the City; iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only). Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning. The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.			
17.	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		
18.	All utility lines fronting the site shall be undergrounded by the applicant.	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>