

ATTACHMENT NO. 2

RESOLUTION NO. 2009-P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2008047 FOR THE CONSTRUCTION OF A PARKING STRUCTURE AND RETAIL/RESTAURANT SPACE AT 8511 WARNER DRIVE IN THE INDUSTRIAL GENERAL (IG) ZONE.

(Site Plan Review, SPR P2008047)

WHEREAS, on March 17, 2008, Samitaur Constructs acting for Conjunctive Points Warner Development, the property owner of 8511 Warner Drive, filed a Site Plan Review application to construct a parking structure with 775 parking spaces, 41,520 square feet of retail space, and 10,000 square feet of restaurant space, all within a 5-level, 43 foot high development, with three of the five levels being subterranean (the "Project"), located in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the Project, approval of the following application is required:

Site Plan Review 2008 P-2008047: To ensure the Project complies with all required standards and City ordinances and establish all onsite and offsite conditions of approval to reflect the site features and compatibility of the proposed project with the uses on adjoining properties; and,

WHEREAS, on May 13, 2009, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 3 to 1, adopted a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in significant adverse environmental impacts; and (ii) by a vote of 4 to 0, conditionally approved Site Plan Review P-2008047 as set forth herein below.

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

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

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

12 The general layout of the project is consistent with the Industrial General (IG) zoning
13 district in which the site is located. The proposed project conforms to all applicable
14 provisions of the IG zone. The proposed building will be 43 feet high at the highest
15 point with the second level surface parking deck (open to the sky) built at 14 feet
16 above street grade. Along the Warner Drive street frontage the project will be set back
17 5 feet and will include a deck area for outdoor dining or lounging. On the sides the
18 project will be built at a zero setback with property line walls and at the rear facing the
19 City owned-former Metro spur, a concrete wall with openings into the parking structure
20 will be built.

21 The project provides adequate parking as required by the code with an additional 314
22 parking spaces; the proposed building meets the code requirements for height and
23 building setbacks, and building projections are within code required height limits for
24 architectural projections. Vehicular access to on-site parking is situated off of Warner
25 Drive and with traffic mitigations that require lane restriping along Warner Drive and
26 Hayden Avenue, said vehicular access to and from the site is adequate. The structure
27 is well designed for pedestrian access from surrounding businesses with a widened
28 sidewalk fronting the project and added on-site paving for ease of entry into the
29 structure. Interior elevators and stair cases also provide adequate pedestrian access
from the parking structure to the retail and restaurant portions of the project site.
Further ease of access is facilitated through installation of a valet parking lane and
valet services and two exit lanes. At the grade level northwest corner of the parking
structure, sufficient area is provided for trucks to enter and maneuver along side a
loading elevator.

26 **B. The architectural design of the structure and the materials and colors are**
27 **compatible with the scale and character of surrounding development and other**
28 **improvements on the site and are consistent with the purpose and intent of this**
29 **Chapter, the requirements of the zoning district in which the site is located, and**
with all applicable development standards and design guidelines.

1 The front façade along with the green roof will offer detailed architectural nuances
2 such as the portion of the structure surrounding the retail restaurant space with its
3 aluminum mullions and storefront glazing. At both the street grade and second story
4 level at the front and along the length of the retail/restaurant structure, there will be a
5 concrete deck/catwalk with decorative paving that will overlook the public street on one
6 side and the subterranean courtyard on the other side. A portion of the roof over the
7 subterranean courtyard will be open to below with the rest of the roof covered with
8 glass, creating a canopy effect over the courtyard. In the open-to-below section over
9 the courtyard there will be a series of crisscrossed steel beams from which laminated
10 curved glass cylinders will be suspended. These suspended glass cylinders, at about
11 2 feet in diameter with varying lengths (the longest approximately 16 feet), will provide
12 a prominent visual affect as one enters the retail/restaurant portion of the parking
13 structure. In addition to the glass ceiling with suspended glass cylinders, the rest of
14 the roof will have a "green roof" with extensive low profile vegetation. Overall the
15 project will have a low profile modern look with the second level parking (surrounding
16 the second level retail space) positioned 14 feet above grade at its highest point about
17 With perimeter walls the height of the second story parking will visually appear to be
18 approximately 22 feet above grade surrounding a structure that is 43 feet above grade
19 at its highest point – similar to the massing and height of surrounding industrial
20 buildings. The key material features of the structure - concrete, glass, aluminum, and
21 low profile vegetation – give the building a functional look in keeping with surrounding
22 industrial buildings, many of which have been or are undergoing tenant improvements
23 that both preserve their industrial design and provide modern architectural elements of
24 clean, straight lines, similar to this project.

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

As a parking structure built to all setback limits, there is limited room for landscaping. However, the project will be subject to Public Works street tree requirements and public street trees will be planted at periodic intervals along the Warner Drive frontage that add a visual relief to the modern glass and concrete design. Given this limitation on availability of landscaping areas, a key on-site feature will be a green roof that will provide low profile and sun tolerant vegetation. This green roof will be above the second level retail space and will surround the glass roof and suspended glass cylinders. This added green roof feature will provide an aesthetic visual contrast to the concrete and glass walls and to the surrounding industrial buildings. Through the minimal landscaping features along the sidewalk and the green roof, overall visual relief will be achieved and the landscaping will offer a contrast to the straight lines, concrete, and glass wall architectural design features of the project.

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

5 The project site is located in the Industrial General (IG) Zone and is within an area
6 consisting of light industrial and commercial uses. Although there are industrial uses
7 in the areas surrounding the project site, there is a trend in the area to convert
8 traditional industrial uses to light and clean industrial and commercial uses (office,
9 design, and architecture). The proposed project with its restaurant and retail spaces
10 will be consistent with this trend and will provide a resource to the nearby community
11 by adding parking spaces, retail space, and restaurant amenities, all within a structure
12 that meets both setback and height limit code restrictions. Such a commercial
community serving resource will enhance the area and encourage further revitalization
of the area rather than limit the use or future development of surrounding areas. As a
low profile parking structure providing more than the code required parking and with
restriping of surrounding streets and construction of a wide sidewalk, both vehicular
and pedestrian access will be adequate and overall the project be in the best interest
of the public health, safety, and general welfare.

13 In addition, at a maximum of 43 feet in height towards the center of the structure and
14 22 to 24 feet in height from grade to the second level parapet wall (and outside parking
15 deck), the development will blend with surrounding single and 2-story industrial
16 designed buildings with uses ranging from a private school and a university art school
17 to industrial and office uses. With several buildings in the Hayden Tract having gone
18 through façade improvements (or that are currently undergoing such improvements),
19 this project with its modern concrete material, glass walls, and angled edges will
20 compliment those structures that have been given façade improvements with similar
21 modern designs, lines, and material. Such improvements and design features will not
limit the use of surrounding properties that have undergone such tenant
improvements. There are no residential uses within the Hayden Tract where the
project is located thereby limiting any potential conflict that the project's design and
layout may have with residential areas.

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

27 The existing and proposed public service facilities necessary to accommodate the
28 project such as: the width and pavement of the adjoining street, traffic control devices,
29 sewers, storm drains, proposed parkways, proposed sidewalks, street lights, proposed
street trees, fire protection devices, and public utilities are provided for adequately as
confirmed by the City agencies that reviewed the project during the interdepartmental
review process provided certain improvements are completed as part of the project.

1 The project will require a dedication along the Warner Drive frontage thereby resulting
2 in a full width pedestrian sidewalk and will require restriping of Warner Drive and
3 Hayden Avenue for left and right turn lanes. The increase in traffic due to the
4 development will flow more easily with these restriping requirements that comply with
Public Works Department standards and will result in an adequate traffic circulation
design.

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

7 The proposed project is located within the City of Culver City's Redevelopment Project
8 Component Area No. 3. As required by redevelopment law, the land uses designated in
9 the Redevelopment Plan area must be consistent with those identified in the Culver City
10 General Plan Land Use Element. The project's proposed land uses are consistent with
11 both the General Plan and the Redevelopment Plan. The site has a General Plan Land
12 Use designation of Industrial and its zoning, Industrial General (IG), is consistent with
13 the General Plan Land Use designation. The proposed project will be compatible with
14 surrounding office, light/clean industrial, and school uses and will provide a resource to
the nearby community by adding parking spaces, retail space, and restaurant
amenities. Such a commercial community serving resource is encouraged in the
Industrial description of the Land Use Element. The project as proposed is consistent
with the General Plan and the Zoning Code – the height, setbacks, parking, and
proposed uses are all allowed in the IG Zone as noted in the code.

15 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
16 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
17 P2008047, subject to the following conditions:
18

19 **GENERAL CONDITIONS**
20

21 **Planning Division:**

- 22 1. The final working drawings shall conform to the development plans and colored
23 renderings date received on June 30, 2008, and to the materials board date reviewed
24 on March 17, 2008, except as may be noted below.
- 25 2. The resolution approving Site Plan Review, SPR P-2008047 and the conditions of
26 approval shall be referenced on the cover sheet and repeated in full on attached
additional sheets of the final working drawings.
- 27 3. Conditions of approval herein shall apply to the applicant/property owner, the
28 contractor/builder of the project, and any successor applicant/property owner that may
29 legally assume benefit of Site Plan Review, SPR P-2008047.

1 4. Site Plan Review, SPR P-2008047 shall expire unless:

2 A. Actual construction, in accordance with a valid City-issued building permit, is
3 commenced on the site within one (1) year after the effective date of the
4 entitlements; or

5 B. Prior to the entitlement's expiration date, or any previously granted extension to
6 that expiration date, a written request for an extension, accompanied by any
7 and all required fees, has been satisfactorily filed by or on behalf of the
8 applicant/property owner and, thereafter, an extension is granted by the
9 Community Development Director, or designee.

10 5. The City reserves the right to periodically inspect the premises without prior notification
11 to ensure ongoing compliance with all conditions of approval.

12 6. The applicant and the property owner shall jointly indemnify, defend and hold harmless
13 the City and the City's elected and appointed officials, officers, employees, agents,
14 contractors and consultants from and against any and all claims, demands, lawsuits,
15 judgments, liability, injury or damage which may result from or arise in connection with
16 third party challenges to the City's approval of the Project. Said indemnification shall
17 be set forth in a written instrument acceptable to the City Attorney, which shall be
18 signed by the applicant and the property owner prior to a building permit being issued.

19 7. The applicant or property owner shall provide the construction contractor(s) and each
20 subcontractor related to the project a copy of the final project conditions of approval.
21 These conditions shall be enforceable through all legal and equitable remedies,
22 including the imposition of fines against each and every person who conducts any
23 activity on behalf of the applicant / property owner on or near the project site. The
24 applicant/property owner and general construction contractor are ultimately
25 responsible for all actions or omissions of a subcontractor.

26 8. All reasonable efforts shall be employed to reuse and recycle construction and
27 demolition debris, to use environmentally friendly materials and to provide energy
28 efficient buildings, equipment and systems. In addition, as per a mitigation measure
29 identified in the CEQA Initial Study for this Site Plan Review, where practicable,
double paned windows shall be used to reduce thermal loss and reduce energy
demand for temperature control purposes. Further, if the applicant is able to
accomplish the intended purpose of this mitigation measure which is to reduce thermal
loss and reduce energy demand for temperature control purposes, through some other
design strategy, then that alternative design strategy, if deemed acceptable by the
Building Official, shall be considered acceptable for purposes of satisfying this
mitigation measure.

9. All planted areas shall be landscaped, irrigated and maintained pursuant to CCMC
Title 17 – Chapter 17.310, Landscaping. As part of the building permit filing process, a
minimum of three (3) sets of detailed landscape and irrigation plans – separate from

the final working drawings shall be submitted to the Planning Division for review and approval. Said plans shall include, but not be limited to, a landscape and irrigation plan for all green building design landscape components including, but not limited to, green roofs.

10. In addition to the screening requirements for onsite parking areas and Fire Department connections, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the Planning Manager. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening and:

A. All exteriors of the proposed building shall be free of all un-aesthetically treated, exposed elements (i.e., plumbing pipes, electrical conduits and National Pollution Discharge Elimination System (NPDES) elements) which shall be placed within the exterior walls. Where exposed wall-mounted features or equipment may be necessary (i.e., ventilators and utility meters), recessed wall mounted cabinets or other similar devices shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or without recesses, the exposed portions of such features or equipment shall be of a color to blend, not contrast, with the adjoining finished building color, subject to the approval of the Planning Manager;

B. All roof-mounted mechanical equipment, duct vents and the like shall not project above the horizontal plane of the building's lowest primary opaque architectural feature(s) (i.e., parapet walls, penthouse structures or screening walls); and

C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a street facing setback, or it shall be screened with walls and/or landscaping if not located within a street facing setback. Ground-mounted equipment shall not be located in the landscaped areas fronting any public right-of-way.

11. The public notification signs installed in accordance with the CCMC public notification requirements for this review process shall be removed within ten (10) days of the end of the appeal period or the final decision of the City Council and/or Redevelopment Agency, whichever occurs last.

12. The refuse containers assigned to or otherwise used by the building shall be stored onsite in the trash enclosure.

13. All hardscape areas along both the exterior of the building and/or within the interior of the project site shall include the use of decorative pavement (i.e., materials, finish and color) in select areas to the satisfaction of the Planning Manager.
14. The project and its operations shall comply with all applicable local, special district or authority, county and federal statutes, codes, standards and regulations including, but not limited to, Building Safety Division, Fire Department, Planning Division and Public Works Department code requirements and it shall comply with all applicable comments and code requirements as determined during the City's building permit review process.
15. The driveway, garage ramps and all floor areas used for vehicle maneuvering shall be treated with a medium broom finish in order to create an anti-skid surface.
16. All security elements along the exterior of the site shall be architecturally compatible with the project as determined by the Planning Manager.
17. A certificate of occupancy for the approved project will be issued only upon completion of all required site improvements and satisfaction of all conditions of approval.
18. All mitigation measures as identified in the Mitigated Negative Declaration adopted for this project shall be completed as specified in this resolution.
19. All parking areas shall be developed pursuant to CCMC Title 17 - Chapter 17.320, Off-Street Parking and Loading. Additionally, all parking driveways shall be provided with automatic loop detectors for exiting vehicles to open any security gate(s) from within the parking areas; said gates for all parking areas serving commercial uses shall remain in an open position during normal business hours to the satisfaction of the Planning Manager except where gates are needed in the closed position to ensure payment of parking fees.
20. Glazing shall be installed, that to the extent possible, does not produce a reflective glare.
21. The project shall be subject to all conditions of the Public Parking Covenants Affecting Real Property that was recorded on June 12, 2006, in the Los Angeles County Recorder's Office as Instrument No. 061279457 that, among other things, reserves 242 parking spaces for availability to local businesses, requires temporary replacement parking during construction, and reserves among the covenanted parking a certain number of parking spaces for The Willows School.
22. The project shall be designed and operated to conserve energy as required by Southern California Edison, Southern California Gas Company, and/or other appropriate agencies. This is a Mitigation Measure.
23. Heavy-duty trucks shall turn off their engines immediately upon reaching the loading docks in order to limit emissions during idling. This is a Mitigation Measure.

- 1 24. Proposed hours of operation for any tenant shall be subject to review and approval by
2 the Planning Manager prior to Business Tax Certificate issuance.

3 **Building and Safety Division:**

- 4 25. The Culver City Building and Safety Division requires separate permits for building,
5 electrical, plumbing and mechanical work.
- 6 26. The building permit application shall require the submission of five (5) sets of
7 architectural and two (2) sets each of the structural drawings and calculations, the
8 geotechnical report, energy forms and the mechanical, electrical, and plumbing permit
9 applications.
- 10 27. A separate shoring permit shall be required along with two (2) sets of shoring plans
11 and structural calculations stamped by a State of California licensed engineer.
12 Support, notification and upgrades including, but not limited to, special backfill
13 conditions, as may be imposed by the Building Official and/or City Engineer as part of
14 the plan check process, of adjacent properties shall be required. The Building Safety
15 Division and the Engineering Division shall determine what upgrades, if any, shall be
16 the responsibility of which property owner. Shoring piles shall be drilled rather than
17 driven to the extent feasible as determined by the Building Official and/or City
18 Engineer.
- 19 28. All portions of the parking structure shall be a minimum two (2) hour rated, reinforced
20 concrete construction.
- 21 29. An independent structural peer review shall be required of the overall building and
22 shoring and any atypical structures. The cost of the structural peer review shall be in
23 addition to any other city fees and shall be paid by the permit applicant prior to
24 completion of the structural peer review.
- 25 30. All egress stair shafts shall be two (2) hour rated on all sides continuous to a street or
26 public way. Stairs may be open to streets but the "building" side of stairs shall be two
27 (2) hour rated. A driveway or a drive aisle shall not be considered a means of egress.
28 All shafts shall be a minimum of two (2) hour rated from the foundation to the
29 underside of the roof deck or to the top of parapet walls as part of any shaft
construction.
31. Exterior east and west property line walls shall be at minimum, three (3) hour rated of
reinforced concrete construction and shall include a parapet extending a minimum of
thirty (30) inches above any adjacent roof, driving, or walking surface.
32. All parking areas shall be minimum two (2) hour rated to all other areas of the building
and all treads, risers, handrails and other design elements inside any common area
stairway shall be made of one hundred percent (100%) non-combustible construction.

- 1 A continuous path of egress, at a minimum one (1) hour rated, shall be provided from
2 all exit stairways to a street or public way.
- 3 33. All trash rooms, electrical transformer rooms, mechanical rooms, and any service
4 rooms shall be a minimum two (2) hour rated to all other areas.
- 5 34. All utilities shall be underground or enclosed in the building construction. No overhead
6 utilities shall be permitted.
- 7 35. All exit signage and emergency egress lighting shall have individual battery back-up
8 and / or be self-powered in addition to any emergency generator power.
- 9 36. No opening shall be permitted without filing and prior approval of a Certificate of
10 Occupancy (C of O) or final inspection if no C of O is to be issued by the Building
11 Official. Any scheduled partial or full opening and accompanying advertising for such
12 an opening occurring prior to issuance of a C of O or prior to final inspection if no C of
13 O is to be issued by the Building Official, shall first be approved by the City.
- 14 37. The overall construction permit application drawings shall:
- 15 A. Indicate any proposed construction staging areas; and
- 16 B. Include a schedule of the special inspections anticipated, the firm proposed for
17 the special inspections and the resumes of any special inspectors for this
18 project. The City reserves the right to reject any special inspector at any time.
19 If a City inspector is inspecting a portion of the work for which a special
20 inspection is required, the special inspection report shall be made available to
21 the City inspector on their arrival to the jobsite. All jobsite supervisors,
22 contractors, and subcontractors shall give their priority to the City inspector
23 when they are onsite. Additional special inspections of the steel/glass overhead
24 structure will be required at the discretion of the Building Official.
- 25 38. All requirements of the City's solar photovoltaic ordinance (Ordinance No. 2008-004;
26 codified as CCMC Section 15.02.1000) shall be satisfied.
- 27 39. The doors into the exit stairs at the garage level shall swing into the exit stairs.
- 28 40. The project shall be reviewed under the 2007 California Building Code (CBC).
- 29 41. Prior to final project design and Building Permit issuance, a geotechnical investigation
shall be conducted on the subject property and a report prepared that identifies
construction methods and foundation designs applicable for site conditions, pursuant
to the guidelines contained in the California Geological Survey, Special Publication
117, Guidelines for Evaluating and Mitigation Seismic Hazards in California, 1997.
These measures shall be included in the final project designs and prior to Building

Permit issuance in a matter meeting the approval of the Building Official. This is a Mitigation Measure.

Fire Department:

42. The project shall be designed to be in compliance with the requirements of California Title 24, the National Fire Protection Association (NFPA) and the CCMC.
43. The building shall have fire sprinklers per NFPA 13 and CCMC Section 9.02. All fire department connections (FDC's) shall be located as approved by Fire Marshal. Each FDC shall be located within 30'-0" to 50'-0" of a fire hydrant. A new fire hydrant may be required to meet this requirement as determined by the Fire Marshal. The double detector check assembly (DDCA) shall be located as required by Golden State Water Company (GSWC) and the screening of this device shall be per the Planning Division's requirements. A separate permit from the Fire Department is required along with plan review and approval for fire sprinklers. Minimum density of the fire sprinkler system shall be Ordinary Hazard Group I, 0.15 over 1,500 square feet.
44. A fire control room accessible from the exterior shall be provided on-site and all rooms on the interior and exterior of the project side shall have signage indicating room number and description. All stairs shall have signs indicating stair number, floor and either "Roof Access" or "No Roof Access".
45. An address sign viewable and legible from the public right-of-way at all times shall be provided and said address sign shall be illuminated from dusk to dawn.
46. A pre-fire plan shall be provided to the Culver City Fire Department Fire Prevention Division for review and approval prior to C of O or final inspection.
47. A fire alarm off-site reporting system for the fire alarm and sprinkler system shall be provided to the Fire Marshal for review and approval.
48. Audible and visual fire warning devices shall be provided as required by the NFPA 72 public mode throughout the entire building including as required by the Fire Marshal. Said alarms shall sound with the activation of the water flow switch per NFPA and CFC Article 10.
49. A private fire hydrant(s) may be required as per review of building permits for this project by the Fire Marshal.
50. Elevators shall meet the American Society of Mechanical Engineers (ASME) A 17.1 for ratings and operations, and be sized to allow a standard medical gurney. Access for emergency fire and medical personnel between the street and main entrance for the building shall be provided via a paved concrete surface that allows the rolling of a medical gurney. Similar access within the interior of the building between the main entrance and all elevator lobbies shall be provided via a smooth flooring surface.

51. All exterior doors shall have locksets and handles and panic hardware on all exit passageway doors shall be installed to provide access to the public right-of-way.
52. The applicant/owner shall pay for a Fire Flow Study to be performed for the proposed project and shall comply with the recommendations of the Fire Flow Study; the applicant/owner shall pay for any necessary (fair share) improvements. This is a Mitigation Measure.
53. The project shall require emergency lights and exits lights per 2001 CBC Chapter 10 and as required by the Fire Marshal. All lights shall have integral secondary power supplies and lighting shall be required to provide coverage to the public right-of-way.
54. The project shall provide a fire department approved signage plan for driveways, parking areas and curbs.
55. The project shall provide a cooking suppression systems that is connected to the fire alarm system per NFPA requirements.
56. The project shall provide class III standpipes with 2.5 inch valves and 1.5 inch reducing caps. For all portions of the building and parking structure, the location of hose valves shall be designed for a one hundred foot (100'-0") hose and a thirty foot (30'-0") stream system. Design shall be based on all obstructions. Hoses and cabinets shall not be required.
57. The parking structure's enclosed areas and below grade levels shall have a smoke evacuation system with status and HOA controls; the fire sprinkler system shall start operation of smoke exhaust fans.
58. All fascias and parapets shall be constructed of solid materials able to support the weight of fire fighters and suppression equipment and the use of foam or other soft materials shall be prohibited.
59. All parapets and exterior walls five feet (5'-0") or higher above the roof line shall have catwalks and/or ladders screened and approved by the Fire Marshal and Planning Manager.
60. The project shall provide KNOX Box(s) contacts with quantity and locations to the Fire Marshal and all motorized gates and electric doors shall have KNOX key switches.
61. A fire department connection(s) and a double detector check assembly shall be required and shall be located and screened from public view to the satisfaction of the Fire Marshal and Planning Manager.

62. Trash compactors, if provided, shall have two and a half inch (2-1/2") swivels and caps for use by the Fire Department and trash areas within five feet (5'-0") of the building shall be protected by fire sprinklers.
63. A hazardous materials disclosure package shall be submitted to the Culver City Fire Prevention Division prior to issuance of a C of O.
64. Final inspection and acceptance of the project at completion is required by the Fire Department prior to C of O.
65. All fire roads/lanes shall be designed to support the weight of fire fighting apparatuses.
66. The applicant shall provide a fire alarm notification system for the fire sprinkler system and manual pull stations per NFPA 72 and a fire monitoring system separate from the security system. A smoke and/or heat detection system shall be provided in all mechanical, electrical, telephone and similar rooms. Heat detectors shall be provided where the environment is inappropriate for smoke detection as determined by the Fire Marshal. Audible visual devices per NFPA 72 public mode shall be provided. Connection to all duct smoke detection per CCFD regulations and for connection to Class I hood extinguishing systems shall be provided.
67. An emergency rapid entry system as approved by the Fire Marshal shall be required for access into all common rooms and common secured areas of the building and parking structure.
68. Fire extinguishers shall be provided throughout the project of a size, location and type to be determined by the Fire Marshal upon review of final building plans.
69. An emergency evacuation plan shall be submitted to the Fire Marshal for review and approval and implemented in accordance with Title 19 prior to occupancy of any portion of the building.
70. A smoke evacuation system for the parking garage shall be provided per Chapter 9 of the CBC.
71. Plans shall carry a "Fire Department Notes" section to include all life safety items. Notes shall include all Fire Department conditions of approval and any other code requirements pertaining to life safety.
72. Special submittals for review are required for green building construction along all floors, walls and roofs. One (1) hour construction with fire sprinkler system shall be provided if the roof structure has green elements restricting fire fighting operations as determined by the Fire Marshal. Smoke and heat vents may also be required pending review of final building plans.

1 73. Rooms used for electrical equipment shall be posted "No Storage By Order Of The
2 Fire Marshal" and all areas in front of electrical equipment shall have floor markings
3 indicating a clear space to be unobstructed as required by the National Electrical Code
4 (NEC).

5 74. All emergency lights and exit lights shall have self contained battery backup power.

6 **Prior to the issuance of any demolition, grading, excavation, and/or building permit:**

7 **Planning Division:**

8 75. The following shall be submitted to the Planning Manager for review and approval:

9 A. An exterior light fixture and illumination plan developed pursuant to CCMC
10 Section 17.300, General Property Development and Use Standards. Said plan
11 shall identify the location and type of all exterior light fixtures. All lighting shall
12 be directed onsite and light sources shall be shielded so as not to be intrusive to
13 surrounding properties;

14 B. A vector/pest control abatement plan prepared by a pest control specialist
15 licensed and/or certified by the State of California. Said plan shall outline all
16 steps to be taken prior to the commencement of any demolition / construction
17 activity so as to insure any and all pests [including, but not limited to, rodents,
18 bees, ants and mosquitoes] that may populate the subject site do not relocate
19 to or impact adjoining residences and/or businesses; and

20 C. A construction workers and contractors parking and equipment staging plan
21 addressing all phases of the construction project and directing all project related
22 vehicles to park onsite or at designated offsite location(s) as may be approved
23 by the City Engineer and Planning Manager following receipt of prior written
24 approval from the offsite property owner(s). The plan shall include, but not be
25 limited to, the staging, storage and parking of all construction related
26 equipment, trailers, materials, trash dumpsters, storage containers and
27 vehicles. Appropriate fencing, screening, signage, illumination and security
28 elements shall also be listed. Said plan shall prohibit the parking of any
29 construction related vehicle, equipment and/or materials within any portion of
the public right of way serving the surrounding industrial or residential area.
Use of non-residential private property may be permitted if deemed to be in
compliance with the CCMC by the Planning Manager. Parking within the newly
constructed parking structure may be permitted following written clearance by
the Building Official.

76. Prior to issuance of a building permit, the applicant/owner shall coordinate with the City
to ascertain the existing wastewater capacity of the project site. The applicant/owner
will pay for any (fair share) improvements that are required to provide adequate
capacity at the project site. This is a Mitigation Measure.

1 77. In order to avoid the deposition of materials at solid waste landfills serving the County
2 of Los Angeles, the use of suitable private sites that will accept all fill and earth
3 materials for re-use, shall be investigated. This is a Mitigation Measure.

4 78. Prior to issuance of city permits, a solid waste management plan shall be developed
5 for both the construction phase and operational phase. This plan shall be reviewed
6 and approved by the City of Culver City Public Works Department and shall identify
7 methods to promote recycling and reuse of materials, as well as safe disposal of solid
8 waste; further, space shall be allocated on the project site for collection and storage of
9 recyclable materials. This is a Mitigation Measure.

10 79. Prior to Building Permit issuance, a Phase 1 Archaeological/Paleontological Survey
11 shall be completed and submitted to the Planning Manager and Building Official for
12 review. If the Phase 1 Archaeological/Paleontological Survey indicates the presence
13 of archaeological and/or paleontological resources, then an archaeological and/or
14 paleontological professional(s), approved by the City, shall monitor all phases of the
15 excavation for the project site. In the event that the Phase 1
16 Archaeological/Paleontological Survey determines that no such resources exist but
17 undetected fossil resources and/or human remains, or other
18 archaeological/paleontological resources are encountered during construction
19 activities, work in that area must be halted, and both the City of Culver City and the
20 Los Angeles County Coroner's Office must be notified. Work will be halted in that area
21 of the detected resource until the City of Culver City's archaeologist, paleontologist
22 and Native American representatives have been contacted to evaluate the resources
23 and permission to commence work in that area has been given by the City of Culver
24 City. This is a Mitigation Measure.

25 **Fire Department:**

26 80. A construction emergency access plan shall be submitted to the Fire Marshal for
27 review and approval.

28 **Public Works Department / Engineering:**

29 81. Prior to the issuance of any building permits, two sets of Site Improvement and
Horizontal Control 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 Site Improvement Plan shall include detailed
drainage and grading of the site indicated by topographical lines and spot elevations,
and indicate all existing utilities and proposed sewer and storm drain lines. This plan
shall be approved for on-site construction only. Plan check fees shall be submitted
with the Site Improvement as calculated from the Engineering Division's Fees and
Charges.

- 1 82. A separate plan shall be submitted to the Engineering Division for review, approval,
2 and permitting of all work required in the public right-of-way. Plan check fees shall be
3 submitted with this plan at first plan check.
- 4 83. A final hydrology and hydraulics report shall be submitted to the City Engineer as part
5 of the grading plan for review and approval. The 25-year storm frequency (i.e., urban
6 flood) shall be used for the design of the on-site conveyance facilities, as the existing
7 site is neither a natural watercourse nor a natural sump. This is a Mitigation Measure.
- 8 84. A geotechnical report from a State licensed Geotechnical Engineer or a State licensed
9 Civil Engineer practicing in Geotechnical Engineering shall be provided, as part of the
10 Site Improvement Plan, reporting on the suitability of the onsite soils to support the
11 proposed construction. The report shall also include a liquefaction analysis and a
12 determination of the adequate pavement and base requirements for the drive aisles
13 and parking areas. The report shall also identify any special considerations necessary
14 to satisfy California Building Code requirements.
- 15 85. Upon completion of rough grading and prior to the issuance of a Building Permit, the
16 geotechnical and civil engineers shall submit certifications and final reports in
17 accordance with Appendix Chapter 33 of the California Building Code. These
18 certifications and reports shall be submitted to the Engineering Division for review prior
19 to the issuance of any building permits.
- 20 86. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway
21 pavement shall be designed to the latest edition of the American Public Works
22 Association (APWA) Standard Plans.
- 23 87. Prior to the commencement of any excavation, the applicant shall install a temporary
24 construction fence around the site. The height and fence material is subject to
25 approval by the City Engineer and Planning Manager.
- 26 88. Due to the change of use and increased density, this project is subject to the City's
27 Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.
- 28 89. A trash enclosure with minimum inside dimensions of 10 feet deep by 12 feet wide, a
29 minimum eight feet wide clear opening with gate, and a six inch high by 6 inch wide
concrete curb along the inside perimeter wall shall be provided. The enclosure shall
also have a minimum 6 inch thick concrete slab that drains at a one percent gradient
out of the enclosure. 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(s) system shall be provided
within any covered trash enclosure area as required by the Fire Marshal.
90. A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer
registered in the State of California. The Construction Traffic Management Plan shall

1 be submitted to the City's Public Works Department for review and be approved by the
2 City Engineer prior to the issuance of any Project demolition, grading, or excavation
3 permit. The Construction Traffic Management Plan shall also be reviewed by the
4 City's Fire and Police Departments. The Construction Traffic Management Plan shall
5 contain but not be limited to the following:

- 6 a. The name and telephone number of a contact person who can be reached 24
7 hours a day regarding construction traffic complaints or emergency situations.
- 8 b. An up-to-date list of local police, fire, and emergency response organizations and
9 procedures for the continuous coordination of construction activity, potential delays,
10 and any alerts related to unanticipated road conditions or delays, with local police,
11 fire, and emergency response agencies. Coordination shall include the
12 assessment of any alternative access routes that might be required through the
13 Project Site, and maps showing access to and within the Project Site and to
14 adjacent properties.
- 15 c. Procedures for the training and certification of the flag persons used in
16 implementation of the Construction Traffic Management Plan.
- 17 d. The location, times, and estimated duration of any roadway closures, traffic
18 detours, use of protective devices, warning signs, and staging or queuing areas.
- 19 e. The location and travel routes of off-site staging and parking locations.

20 This is a Mitigation Measure.

- 21 91. If drainage sump pumps are required in the subterranean garage, a civil engineer
22 registered in the State of California shall provide calculations determining the
23 appropriate size and capacities of the proposed sump pumps. A secondary
24 emergency sump pump system shall also be provided.
- 25 92. All utilities that require relocation or new service to the proposed project shall be
26 completed to the satisfaction of the City Engineer and the applicant shall be
27 responsible to obtaining the approval from the respective agencies and/or utility
28 company.

29 Local Stormwater Pollution Prevention Plan

- 30 93. Proof of obtaining a General Construction Activities NPDES Permit from the State
31 Water Resources Control Board via a Waste Discharger Identification (WDID) number,
32 which would include filing a Notice of Intent (NOI) and Stormwater Pollution Prevention
33 Plan (SWPPP) with the State shall be provided. A copy of the SWPPP shall be
34 provided to the Engineering Division and must also be kept on site and available for
35 inspection at all times during construction. This is a Mitigation Measure.
- 36 94. Concurrently with the submittal of the site improvement plan, a Local Storm Water
37 Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the
38 City Engineer. The erosion control plan shall be developed and implemented in
39 accordance with the requirements of the Los Angeles County Stormwater Quality

Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The LSWPPP shall be approved after SWPPP is approved. Plan check fees for the LSWPPP shall be paid at the time of the initial submittal per the most current fee schedule established by the City Council.

Standard Urban Stormwater Mitigation Plan

95. Concurrently with the submittal of the site improvement plan and before the building permit is issued, a Standard Urban Storm Water 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 NPDES Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction stage. The site improvement plans shall note that 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. This is a Mitigation Measure.
96. Prior to the start of design of the site these plans and necessary reports, the applicant shall retain a civil engineer registered in the State of California, who is experienced in designing SUSMP and preparing BMP reports. The civil engineer shall meet with the City's Stormwater Program Manager to obtain information on City Specific SUSMP requirements.

DURING CONSTRUCTION:

Planning Division:

97. Information that includes contact names and telephone numbers of the applicant/property owner, construction contractor(s) and City shall be posted at the project site so as to be visible to the public and of a size and location as approved by the Planning Manager. These names and telephone numbers shall be made available to adjacent property owners and residents.
98. All graffiti shall be removed within forty eight (48) hours of its application and said removal standards shall continue once the development becomes operational.

1 99. During all phases of construction, the applicant and property owner shall use their best
2 efforts to assure that all construction workers and contractors park on-site or at
3 designated off-site locations approved by the City and not in the surrounding
4 neighborhood.

5 100. The following noise standards shall be complied with at all times. These are Mitigation
6 Measures:

7 A. Construction equipment shall be located as far from nearby sensitive receptors,
8 as possible. Stationary source equipment (e.g. compressors) shall be located
9 so as to maintain the greatest distance from sensitive receptors;

10 B. All construction equipment shall be equipped with mufflers and sound control
11 devices (e.g. intake silencers and noise shrouds) no less effective than those
12 provided on the original equipment and no equipment shall have unmuffled
13 exhaust;

14 C. All construction equipment shall be properly tuned and maintained in
15 accordance with manufacturer's specifications to minimize noise emissions and
16 to minimize exhaust emissions;

17 D. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall
18 be setback from any street and other property lines so as to maintain the
19 greatest distance from the public right-of-way and from noise sensitive
20 receptors;

21 E. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators,
22 and air conditioning units) shall be minimized by proper selection of equipment
23 and the installation of acoustical shielding as approved by the Planning
24 Manager and the Building Official in order that compliance with the CCMC
25 Noise Regulations and Standards is achieved. Further, said stationary source
26 equipment (i.e., compressors) shall be located so as to maintain the greatest
27 distance from the public right-of-way and from noise sensitive receptors.

28 F. The construction contractor shall inform the Willows Community School of the
29 construction schedule and coordinate construction activities with the Willows
Community School to minimize disturbance to classes.

101. All inactive soil stockpiles shall be covered with tarps. This is a Mitigation Measure.

102. During construction, trucks and vehicles in loading and unloading queues will be kept
with their engines off, when not in use, to reduce vehicle emissions. Construction
deliveries shall be phased and scheduled to avoid emissions peaks and discontinued
during second-stage smog alerts. This is a Mitigation Measure.

- 1 103. Electricity from power poles shall be used rather than temporary diesel or gasoline-
2 powered generators, to the extent feasible. This is a Mitigation Measure.
- 3 104. Building materials, architectural coatings, and cleaning solvents shall comply with all
4 applicable SCAQMD rules and regulations. This is a Mitigation Measure.
- 5 105. Dust fabric shall be installed to project perimeter fencing. This is a Mitigation
6 Measure.
- 7 106. In the event that signs of contamination are found during excavation, work shall be
8 stopped and the soil (and any groundwater) evaluated. If contaminants are found
9 above acceptable levels, the site shall be cleaned to levels specified by regulating
10 agencies (Fire Department, DTSC, and/or RWQCB). This is a Mitigation Measure.

11 **Public Works Department / Engineering Division:**

- 12 107. Construction hours shall be limited from 8 AM to 6 PM Monday through Friday, and
13 from 9 AM to 6 PM on Saturdays. Construction shall be prohibited on Sundays and
14 National Holidays. Dirt hauling and construction material deliveries or removal are
15 prohibited during the morning (7 AM to 9 AM) and the afternoon (4 PM to 6 PM) peak
16 traffic periods. This is Mitigation Measure.
- 17 108. All grading operations shall be terminated if wind conditions exceed 25 miles per hour.
18 This is Mitigation Measure.
- 19 109. Approved Culver City haul routes (and schedules) must be used by all construction
20 vehicles. This is Mitigation Measure.
- 21 110. All staging and storage of construction equipment and materials, including the
22 construction dumpster, shall be on-site only. The applicant shall obtain written
23 permission from adjacent property owners for any construction staging occurring on
24 adjacent property.
- 25 111. The construction contractor shall advise the Public Works inspector of the schedule
26 and shall meet with the inspector prior to commencement of work.
- 27 112. Vehicular and pedestrian access along Warner Drive shall be maintained at all times
28 during construction activities.
- 29 113. Flag persons with certified training shall be provided for work site traffic control to
minimize impacts to traffic flow and to ensure the safe movement of vehicles into and
out of the Project Site.
114. Construction vehicles shall not be permitted to stage or queue where they would
interfere with vehicular and pedestrian traffic or block access to adjacent businesses.
Off-site staging locations shall be approved by the City Engineer and be of sufficient

length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the site. Construction-related vehicles shall not be permitted to park on public streets.

115. All existing driveways along the project's frontage with Warner Drive shall be removed and reconstructed with curb, gutter, and sidewalk.

116. The existing sidewalk along Warner Drive adjacent to the subject site shall be removed and reconstructed to eight feet in width. A street easement shall be dedicated to the City to accommodate the new sidewalk.

117. The proposed drive approach to the project's driveway shall be handicap accessible.

118. The existing curb return at the intersection of Hayden Avenue and Warner Drive shall be reconstructed to a radius of 25 feet. The return shall have a corner cutoff, which shall be fully concreted, and a new handicap ramp. All existing utility boxes, fire hydrants, etc., shall be relocated to accomplish this construction. Adequate street right-of-way shall be dedicated to the City.

119. The existing curb and gutter along the project's frontage with Warner Drive shall be removed and reconstructed.

120. The full width of Warner Drive, from the project's easterly boundary to Hayden Avenue, shall be reconstructed. The minimum reconstruction shall be a 2 inch grind, crack sealing where necessary, placement of petromat paving fabric (or approved equivalent) and new asphalt overlay. The existing cross-gutter at the intersection of Hayden Avenue and Warner Drive shall also be reconstructed. All street striping, parking tees, stop bars, etc., disturbed by this construction shall be replaced with thermoplastic striping.

121. Street trees, tree wells, tree grates, and irrigation shall be installed and spaced at 30 to 45 feet center to center within the project's frontage along Warner Drive. A separate landscape and irrigation plan shall be submitted to the Engineering Division for review, approval, and permitting. Irrigation within the public right-of-way shall be connected to the private on-site irrigation system. Tree species, size and planting shall be to the satisfaction of the City Engineer.

122. All existing utility poles along the project's frontage with Warner Drive shall be removed and the utility lines undergrounded.

123. The existing air raid siren and pole along Warner Drive shall be removed.

124. The existing street light system along the project's frontage shall be converted to low voltage. New street light conduit, wiring, pull boxes, light fixtures, and ballast shall be required.

125. All work in the public right-of-way shall be in accordance with City standards, APWA standards, and to the satisfaction of the City Engineer.

126. During construction, dust shall be controlled by regular watering and as directed by the City inspector; all exposed soils shall be watered, at a minimum, three times daily. This is a Mitigation Measure.

127. Per the Culver City Municipal Code 5.01.010, Ordinance No. 2001-011 Solid Waste Management, the Culver City Sanitation Division has the exclusive franchise for all solid and recyclable waste material handling within the City limits.

128. The applicant/owner shall participate in such onsite and offsite water services improvements as may be required by the Southern California Water Company.

129. A copy of the Local SWPPP, inspection logs, and training records shall also be kept onsite and made available for inspection at all times during construction.

130. All water backflow devices shall be located on private property and screened from view as required by the CCMC.

131. A four inch (4") solid yellow stripe shall be installed to delineate the egress/ingress of all driveways and intersections of the driveway aisles.

Traffic – All Traffic Conditions are Mitigation Measures

132. A left-turn lane providing eastbound access to the project's main driveway shall be installed in Warner Drive. Pavement transition striping shall be installed easterly of the project's main driveway to channel vehicular traffic around the left-turn lane. The existing angled parking along the south side of Warner Drive shall be removed to provide the necessary space for the left-turn lane and transition striping. Where feasible, parallel parking spaces shall be installed in-lieu of the angled parking spaces.

133. A left-turn lane and right-turn lane shall be installed on Warner Drive at Hayden Avenue to accommodate westbound traffic on Warner Drive.

134. An exclusive right-turn lane for northbound traffic and a left-turn lane for southbound traffic shall be installed on Hayden Avenue at Warner Drive. The existing angled parking spaces and landscape fingers along the east side of Hayden Avenue, both north and south of Warner Drive, shall be removed to accommodate both turn lanes. Re-paving of Hayden Avenue in those areas that require the removal of the landscape fingers shall be completed to the satisfaction of the City Engineer. Where feasible, parallel parking spaces shall be installed in-lieu of the angled parking spaces.

1 135. Based on the approved traffic study as prepared by the KOA Corporation, dated
2 February 23, 2009, a traffic signal is warranted at the intersection of Hayden Avenue
3 and Warner Drive based on the forecast peak hour traffic volumes. However, the
4 Metro Exposition LRT project, which is currently under construction, will install a traffic
5 signal at the intersection of National Boulevard and Eastham Drive. Also, the traffic
6 signal at National Boulevard and Jefferson Boulevard will be modified to allow left
7 turns from Jefferson Boulevard onto National Boulevard. These changes may reduce
8 the traffic volumes at the Hayden Avenue/Warner Drive intersection to an extent that a
9 traffic signal would not be warranted there. Therefore, until the traffic signals at the
10 National Boulevard/Eastham Drive and National Boulevard/Jefferson Boulevard
11 intersections are completed, and at least a six month period has elapsed for traffic to
12 be acclimated to this installation, the following requirements shall be met:

- 13 a. If any Certificate of Occupancy is requested prior to the Metro Exposition LRT
14 project installing the traffic signal at the intersection of National Boulevard and
15 Eastham Avenue and modifying the traffic signal at the intersection of National
16 Boulevard and Jefferson Boulevard, the owner shall post a bond, in a form
17 acceptable to the City Attorney, for the complete cost of installing a traffic signal
18 and all appurtenant structures at the intersection of Hayden Avenue and Warner
19 Drive. The cost estimate shall be based on an approved traffic signal plan and
20 specifications as prepared by the applicant/owner's traffic engineer and submitted
21 to the Engineering Division for review and approval. A bond processing fee in the
22 amount of \$1,500.00 shall be submitted with the bond.
- 23 b. At the end of the six month period following the installation of the traffic signal at
24 the intersection of National Boulevard and Eastham Drive and the signal
25 modification at the intersection of National Boulevard and Jefferson Boulevard,
26 and with the project having at least 80% building occupancy, the owner shall enter
27 into a three-party agreement with the City to hire an independent traffic engineer
28 to conduct new traffic counts at the intersection of Hayden Avenue and Warner
29 Drive. The cost of the three-party agreement shall include a 25% fee to cover the
cost of the City to administer the contract. The new traffic counts shall be used by
the owner's traffic engineer to perform a warrant analysis to determine the need
for either a traffic signal or all-way stop control at this intersection. Based on the
results of the warrant analysis, if a traffic signal or all-way stop control is not
warranted, then no further work is required and the City shall release the traffic
signal bond to the owner. However, if a traffic signal or all-way stop control is
warranted, the owner shall have six months to install said traffic signal or all-way
stop control after receiving an official notification from the City. Failure to install
said traffic signal or the all-way stop control within the six month period, shall give
cause for the City to invoke the bond to complete the required construction.

Prior to the issuance of any Certificate of Occupancy (C of O):

Planning Division:

136. All onsite and offsite landscaping and irrigation shall be completed to the satisfaction of the Planning Manager and Parks Manager.
137. The applicant shall submit a parking plan to the Planning Manager for review and approval that designates assigned parking spaces for employees of the commercial uses, patrons of the commercial uses, and users of the covenanted spaces. This parking plan shall also designate 150 parking spaces, from the code required parking, to be reserved as short term hourly use.
138. The applicant shall submit to the Planning Manager and Building Official a written record of all green building design, construction and operational elements of the project as defined by the United States Green Building Council (USGBC) or other similar organization as may be determined by the Building Official.
139. All applicable conditions of approval and required onsite and offsite improvements shall be completed to the satisfaction of the Planning Manager.
140. The City's Art in Public Places requirement per CCMC Title 15, Section 15.06.100 shall be fulfilled. The public art shall be maintained on an ongoing basis and installed or created on a material that is durable and does not fade over time.
141. Prior to Certificate of Occupancy, a security plan shall be prepared that includes on-site security; the proposed plan shall be submitted to the Culver City Police Department and the Planning Division for review and approval. Upon approval, the security plan shall be implemented as part of the project's operational procedures. This is a Mitigation Measure.
142. Pursuant to CCMC Section 7.05.015, Transportation Demand and Trip Reduction Measures, prior to issuance of a C of O, the developer shall provide and continuously maintain the following which shall be met to the satisfaction of the Planning Manager and Transportation Director:
 - A. A bulletin board, display case, or kiosk displaying transportation information in a prominent area accessible to the greatest number of employees shall be installed and shall include, but not be limited to, the following:
 - 1) Current maps, routes and schedules for all public transit providers and routes serving the site;
 - 2) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency(ies), transportation management association(s) and local transit operators;

- 3) Ridesharing promotional material supplied by commuter-oriented organizations;
- 4) Bicycle route and facility information including regional / local bicycle maps and bicycle safety information; and
- 5) A listing of any other facilities and resources that may be available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

B. All information required by this Section shall be regularly stocked and updated on a periodic basis.

143. The applicant shall make an allocation of \$25,000.00, towards the total cost of studying and implementing a Neighborhood Traffic Management Plan (NTMP) along Higuera Street between Lucerne Avenue and Hayden Avenue. Said funds shall be paid to the City Engineer prior to the applicant requesting any Certificate of Occupancy. Any funds not allocated or used by the City by the end of a five (5) year period beginning from the date of issuance of the Certificate of Occupancy, shall be returned to the applicant interest free.

Public Works Department / Engineering Division:

144. Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant/owner shall be responsible for all expenses.

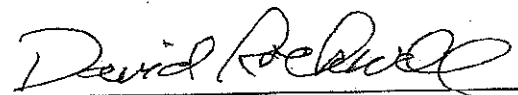
145. Prior to issuance of the C of O, the property owner shall construct all the stormwater pollution control BMPs and structural treatment control BMPs shown on the approved SUSMP or site-specific mitigation plan and submit a stormwater observation report based on forms obtained from the City's Stormwater Program Manager, which shall include a wet-signed and stamped certification statement by the engineer who prepared the SUSMP site plans, confirming that the SUSMP BMPs have been built as designed.

146. A covenant, to be effective in perpetuity unless terminated by the approval of the Public Works Director, shall be recorded in the Offices of the Los Angeles County Recorder. The recorded covenant shall include provisions requiring the current property owner and any and all successors-in-interest, transferees and assignees to maintain all onsite structural stormwater pollution removal devices, including, but not limited to, Detention/Sedimentation Systems, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells, all in accordance with the Operation and Maintenance Plan approved by the Public Works Director or his/her designee. In addition, the specific structural BMPs to be utilized and maintained for the property shall be set forth in the covenant. The covenant shall be in a form approved by the City Attorney.

147. All Public Works conditions of approval shall be completed to the satisfaction of the City Engineer.

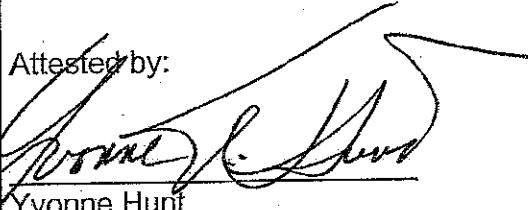
SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Site Plan Review SPR P2008047.

APPROVED and ADOPTED this 13th day of May, 2009.



DAVID ROCKWELL, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:



Yvonne Hunt
Administrative Secretary