

RESOLUTION NO. 2015-P008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF COMPREHENSIVE PLAN AMENDMENT NO.6, P2015-0069-CP/MAM, AND HISTORIC PRESERVATION PROGRAM CERTIFICATE OF APPROPRIATENESS, P2015-0069-HPCA FOR THE CULVER STUDIOS, LOCATED AT 9336 WASHINGTON BOULEVARD IN THE STUDIO ZONE.

(P2015-0069-CP/MAM AND P2015-0069-HPCA)

WHEREAS, The Culver Studios Comprehensive Plan, CP No. 87-01, was approved by the City Council on January 25, 1988, and has subsequently been amended; and

WHEREAS, on August 4, 2015, The Culver Studios, (the "Applicant") filed an application for a Comprehensive Plan Amendment for the Culver Studios to permit the construction of three new production office buildings ranging in heights of 52.5' to 56' and resulting in a net increase of 180,093 sq. ft. of office facilities (297,965 sq.ft. of office total); the demolition of 41,096 sq.ft. of support and stage facilities (188,581 sq.ft. of stage and support facilities to remain); the construction of a new 56' high multi-level (6 levels above grade and 2 levels below grade) parking structure located off of Van Buren Place containing 1,408 parking stalls (total spaces onsite is 1,875 spaces) (the "Project"); and a Historic Preservation Program Certificate of Appropriateness for the relocation of four historically designated bungalows. This Project applies to the West Parcel (Lots 182 through 190 of the Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington Boulevard (80 feet side) street purposes and 1 through 6 of Tract 2530), addressed 9336 Washington Boulevard; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt a Mitigated Negative Declaration for this

1 Project and based upon the Initial Study, the Project was determined not to have a significant
2 adverse impact on the environment provided that certain mitigations related to aesthetics,
3 cultural resources, noise, and traffic are implemented; and

4 WHEREAS, on November 18, 2016, after conducting a duly noticed public hearing on
5 the subject applications, including full consideration of the applications, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission (i) by a vote
7 of 4 to 0, adopted a Mitigated Negative Declaration, in accordance with the California
8 Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in
9 significant adverse environmental impacts; and (ii) by a vote of 4 to 0, recommended to the
10 City Council approval of Comprehensive Plan Amendment No. 6, P2015-0069-CP/MAM, and
11 Historic Preservation Program Certificate of Appropriateness, P2015-0069-HPCA, as set
12 forth herein below.

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

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

17 **Comprehensive Plan Amendment No. 6 for The Culver Studios:**

18 As outlined in CCMC Title 17, Section 17.560.025, the following required findings for a
19 Comprehensive Plan Amendment are hereby made:

- 20
21 1. **The proposed changes are consistent with the intent of the approved
22 Comprehensive Plan.**

23
24 Comprehensive Plan Amendment No. 6 will not modify the existing land use provisions
25 for the site. The Studio zone, pursuant to the Zoning Code allows for motion picture
26 and television studio facilities and related media support facilities. The Culver Studios
27 includes uses such as office, stage and support space. Office uses generally involve
28 spaces to accommodate producers, writers, and production teams; stage uses include
29

all types of active entertainment production; and support uses range from utilities to props/grips/wardrobe to set construction to storage. Comprehensive Plan Amendment No. 6 will be in conformance with the Studio zoning district and General Plan Land Use designation for the property. All development will occur within the property boundary and will adhere to the restrictions and intent established under the original Comprehensive Plan and subsequent amendments. The proposed Comprehensive Plan Amendment will allow 138,997 square feet of net new floor area for studio related office uses that will accommodate producers, writers, and production teams as well as other office uses that provide support to studio uses such as studio legal and financing related uses. The new parking structure will accommodate existing and future studio employees and fleet vehicles and will also accommodate parking for live studio audiences furthering the original intent of the studio related Comprehensive Plan. The relocation of the historically designated bungalows, key historic structures used throughout the Project site's use as a motion picture production facility will continue to be used as studio related uses. Their relocation will be subject to approval of a Historic Preservation Program Certificate of Appropriateness to ensure consistency with the US Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

2. The proposed changes will not adversely impact the environment.

The proposed Comprehensive Plan Amendment is in compliance with the California Environmental Quality Act (CEQA) as more fully detailed in the Project's environmental documentation, including, but not limited to, the Initial Study, Mitigated Negative Declaration and Project traffic study. Potential impacts to various environmental factors including aesthetics, biology, cultural resources, geology and soils, hazardous materials, noise, and traffic, as reviewed in the Initial Study will be mitigated. In accordance with CEQA, these environmental impacts were reviewed and found to have a less than significant impact on the surrounding area with implementation of mitigations which have been incorporated as Project conditions.

3. The proposed changes will not be detrimental to the surrounding uses.

CEQA related mitigations will be implemented to lessen aesthetic, hazardous materials, noise, and traffic related impacts to surrounding uses.

Carbon filter tanks will be installed or maintained in order to remove contaminants from the groundwater prior to discharge of groundwater into the storm water system. The studio will continue to comply with Los Angeles County and Culver City Fire Department regulations regarding the CUPA/Hazardous Materials Disclosure Reporting Program and will continue to obtain permits as required by Federal, State, County, or City authorities for the regulated use and disposal or emission of hazardous materials and groundwater for as long as the site is used for studio purposes.

In order to ensure construction related noise impacts to surrounding residential uses are minimized the Project will utilize quiet air compressors and similar equipment,

where available. Further, twelve (12) foot tall noise barriers such as noise blankets with a noise reduction coefficient to block the line-of-site between the construction equipment and residential areas during construction will be utilized. Noise blankets will be placed around all construction fencing or in various sections of the construction site wherein there is line-of-site between construction equipment and residential areas.

In order to address possible noise impacts from the proposed parking structure a concrete wall shall be placed along level 1 of the new parking structure that extends from the ground up to the underside of the Level 2 slab and the concrete wall shall be free from gaps or penetrations. The pre-cast concrete panels at the north and south side of the parking structure shall weigh at least 4 lbs per square foot, form a continuous façade with no gaps between precast concrete panels. All parking structure exhaust or ventilation systems shall be designed, through the use of quiet fans and duct silencers or similar methods, to not exceed 55 dB(A) Leq from 7:00 AM to 10:00 PM and 50 dB(A) Leq from 10:00 PM to 7:00 AM at the neighboring property lines including the west property line per sound level limits of the Culver City Noise Element.

Several traffic related mitigations will be implemented including lane reconfigurations, added vehicle storage capacities on certain lanes, installation of additional lanes; roadway widening, cost reimbursements to the City of Los Angeles Department of Transportation (LADOT) to upgrade signal controllers, and installation of LADOT Close Circuit Television (CCTV) cameras at two intersections. These mitigations will improve overall traffic flow thereby easing traffic impacts to surrounding areas caused by the Project.

The Project design will incorporate setbacks and step backs, building articulation, and green screen features where possible in order to lessen massing impacts to surrounding areas. The Project will be subject to standard conditions of approval for discretionary projects that include standard construction conditions which limit hours of construction and address construction related noise. The Project will not exceed the code established height limit for studios uses.

These various CEQA mitigations and standard Project conditions along with the noted design features will ensure the Project is not detrimental to surrounding uses.

4. The proposed changes will not significantly increase the traffic levels on existing streets and thoroughfares within and surrounding the development.

The proposed changes will result in increased traffic levels on existing streets within surrounding areas. However several traffic related mitigations will be implemented including lane reconfigurations, added vehicle storage capacities on certain lanes, installation of additional lanes; roadway widening, cost reimbursements to the City of Los Angeles Department of Transportation (LADOT) to upgrade signal controllers, and installation of LADOT Close Circuit Television (CCTV) cameras at two intersections. These mitigations will improve overall traffic flow thereby easing traffic impacts to surrounding areas.

- 1 5. Any proposed change which requires exception from standard ordinance
2 requirements, is warranted by the design and amenities incorporated into the
3 approved Comprehensive Plan.

4 The Zoning Code establishes that all development standards in the Studio zone be
5 established in a Comprehensive Plan. The three new office buildings and new Van
6 Buren parking structure will not exceed the maximum height permitted in the Studio
7 Zone of 56 feet. Setbacks for structures are established in the Comprehensive Plan to
8 allow for flexibility in site planning and design for specific or special land uses and
9 locations. The location of the proposed parking structure and office buildings are
10 appropriate for placement within the Studio lot and as conditioned will have less than
11 significant impacts on surrounding adjacent uses.

12 Historic Preservation Program Certificate of Appropriateness

13 The following finding has been made for this application which is included in the findings
14 required in Section 15.05.035, Certificate of Appropriateness, of Chapter 15.05, Historic
15 Preservation Program, of the Culver City Municipal Code (CCMC):

- 16 1. The proposed alteration would not detrimentally change, destroy, or adversely
17 affect any exterior feature or appurtenance of the landmark or significant structure
18 upon which the work would be done.

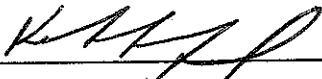
19 With implementation of Comprehensive Plan Amendment No. 6, the four bungalows
20 (Buildings S, T, U and V) will be removed from their historic setting in proximity to Stage
21 11/12/14 and within the residential corridor on Van Buren Place. The bungalows were
22 originally laid out following the development of the site with the older structures to the front
23 (northeast) and the newer structures to the rear (southwest). The bungalows are currently
24 located in a cluster of four, with each bungalow's setting partly comprising its relationship
25 to the surrounding buildings. The rectilinear configuration and layout of Buildings S, T, U
26 and V under the Project would retain the historic grouping of the four bungalows within the
27 studio lot, including the existing architectural hierarchy and elements of the bungalows'
28 original setting. Other than relocation, Comprehensive Plan Amendment No. 6 does not
29 include any plans for alterations to the four bungalows.

With implementation of mitigation measures the exterior features and appurtenances of
the four bungalows would be preserved and the relocated structures would be integrated
into the new site in a compatible manner adjacent to Building I and the Mansion (Building
C), and just to the north of Stage 2/3/4. Relocation within the studio lot preserves the
relationship of the bungalows as talent facilities to the other extant essential physical
features of the major motion picture studio property type: administration facilities, sound
stages, power house and distinctive landscaping. The four bungalows would retain their
historical significance and integrity as well as eligibility for listing as individual structures
on the National Register, the California Register and as Significant Cultural Resources
under Culver City's Historic Preservation Program.

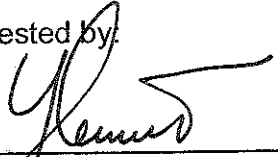
1 The Mansion (Building C) is designated a Landmark Culver City Cultural Resource and is
2 also eligible for listing on the National Register and the California Register While the
3 Manson's immediate surroundings would be changed on the south side, a secondary
4 elevation, the surroundings would not be materially impaired by the relocation of the
5 bungalows and Building C would continue to convey its historical significance. Under the
6 Project, the Mansion (Building C) would not be physically demolished, relocated or
7 altered, including the primary view looking south into the studio from the public right of
8 way directly at the front of the Mansion.

9 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
10 Commission of the City of Culver City, California, hereby recommends to the City Council
11 approval of Comprehensive Plan Amendment No.6, P2015-0069-CP/MAM, and Historic
12 Preservation Program Certificate of Appropriateness, P2015-0069-HPCA, subject to the
13 conditions of approval as set forth in Exhibit A attached hereto and incorporated herein by
14 this reference.

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16 APPROVED and ADOPTED this 18th day of November 2015.

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20 _____
21 KEVIN LACHOFF, CHAIRPERSON
22 PLANNING COMMISSION
23 CITY OF CULVER CITY, CALIFORNIA

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Attested by:



Yvonne Hunt
Administrative Secretary

EXHIBIT A
 RESOLUTION NO. 2015-P008
 P2015-0069-CP/MAM, P2015-0069-HPCA AND P2015-0069-MND
 The Culver Studios - 9336 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on The Culver Studios Comprehensive Plan Amendment (No. 6) for the proposed construction of three new office buildings and a new multi-level parking structure; and a Historic Preservation Program Certificate of Appropriateness for the relocation of four historically designated bungalow buildings, (the “Project”), for the property located at 9336 Washington Boulevard (the “Property”).	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	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 these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these 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 Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	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.	Planning	Standard	

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6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - “Signs”. All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
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.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City’s approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans (“APWA Standards”).	Public Works	Standard	
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and	Public Works	Standard	

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	street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.			
15.	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.	Public Works	Standard	
16.	The Project shall meet all provisions of CCMC Section 7.05.015 -”Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
17.	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 issuance of a building permit.	Building/ Fire	Standard	
18.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
19.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
20.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
21.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
22.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to 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 Planning Division.	Planning/ City Attorney	Standard	
23.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
24.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
25.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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26.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official and the Planning Manager. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector (“Inspectors”) of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
27.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan 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 Public Works Director.	Building/ Public Works	Standard	
28.	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	Standard	
29.	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 be submitted to the City Engineer and Planning Manager for review and approval 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	Planning/ Public Works	Standard	

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	Departments. The City Engineer and 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: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			
30.	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. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and	Building	Standard	

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	phone number of the facility of organization accepting the materials.			
31.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan 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.	Building/ Planning	Standard	
32.	Prior to issuance of a building permit, The Applicant shall provide a Project Construction Schedule to the Building Official and Planning Manager identifying 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). The Project Construction Schedule shall also include a sequence of construction to include construction components by month and year. Notice of the Project Construction Schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Official and the Planning Manager.	Building	Special	
33.	Two (2) sets of Site Improvement/Grading 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 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/ Engr.	Special	

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34.	A geotechnical report from a State licensed Geotechnical Engineer reporting on the suitability of the onsite soils to support the proposed construction including a liquefaction analysis shall be submitted with the Site Improvement/Grading Plan. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works/ Engr.	Special	
35.	Two (2) sets of Off-Site Improvement Plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the Public Right of Way.	Public Works/ Engr.	Special	
36.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the Site Improvement/ Off-Site Improvement Plans plan review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works/ Engr.	Special	
37.	Concurrent with the submittal of the 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 inch 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	Public Works/ Engr.	Special	

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	review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new buildings and parking structure. The Site Improvement Plan shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.			
38.	Concurrent with the submittal of the site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in 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 Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP.	Public Works/ Engr.	Special	

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39.	This project proposes to demolish to bare ground existing pervious surfaces that exceed one acre. Therefore, prior to the issuance of Grading or Building Permits, it shall be required to show proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number. 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/ Engr.	Special	
40.	Upon completion of the rough grading and prior to the issuance of a building permit 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 and with this certification, a survey showing the final rough pad grade elevations shall be submitted. c. A certification by the soils engineer that the grading has been completed to his satisfaction and is in compliance with the California Building Code. A final compaction report prepared by the soils engineer.	Public Works/ Engr.	Special	
41.	Two existing streetlights along the project's frontage on Van Buren Place shall be upgraded to low voltage induction type lighting. This work shall include, but not limited to, the replacement of light fixtures, ballasts, and the installation of new pull boxes, conduit, and wiring. A new service connection and a 200 amp meter cabinet, having space for 8-2 pole	Public Works/ Engr.	Special	

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	breakers, shall be provided as directed by and to the satisfaction of the City Engineer. The existing street light poles may be reused provided they are not damaged during the removal of the existing wire. All streetlights north and south of project site shall be maintained and kept in operation.			
42.	The eastbound approach from the abandoned portion of Washington Boulevard to the Washington/Ince intersection shall be modified to provide two eastbound approach lanes that line up with the striping on Washington Boulevard easterly of Ince Boulevard. The raised island and traffic signal shall be modified to allow for the two eastbound lanes. Eastbound left-turn movement shall be prohibited. The applicant shall be responsible for the geometric design, preparation of striping and signing plans, and to construct the improvements to the satisfaction of the City Engineer.	Public Works/ Engr.	Mitigation Measure T-1	
43.	The westbound Washington Boulevard left turn lane to southbound Ince Boulevard shall be extended easterly from 118 feet to 150 feet. The applicant shall modify the center median raised island to accommodate the extended left-turn lane and shall modify the striping and raised island at the exit of the Ince parking structure to inhibit left turns out of the Ince parking structure. The applicant shall be responsible for the geometric design, striping and signing plans, and to construct the improvements to the satisfaction of the City Engineer.	Public Works/ Engr.	Mitigation Measure T-2	
44.	The applicant shall construct a right-turn lane for southbound Ince Boulevard at the entrance to Gate 3. The right-turn lane shall have a 30 foot reverse taper and 100 feet of storage. Ince Boulevard shall be widened by 2 feet leaving an 8 foot wide sidewalk in order to provide for the right-turn lane into Gate 3. The widened 32 foot roadway shall have a 12 foot northbound lane, a 10 foot southbound lane, and a 10 foot southbound right-turn lane. The Offsite	Public Works/ Engr.	Mitigation Measure T-3	

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	Improvement Plan shall design the street widening and show all necessary relocations of above ground facilities including, but not limited to, catch basins, street lights, street trees, and parking meters. All parking meter heads and poles not being reused shall be salvaged and returned to the City's maintenance yard. A separate signage and striping plan shall be prepared for the right turn lane and for the installation of new parking tees for parking spaces being realigned due to the right turn lane transition. The plan shall indicate the number parking spaces that will be eliminated because of the right-turn lane and transition.			
45.	The applicant shall reconstruct the existing driveway at Gate 3 and provide an angled entry/exit driveway having a similar angle as Gate 2. Reconstruction of the driveway shall include geometric features, street striping, and signage to prohibit motorists from turning right when exiting the driveway. Signage shall be also be provided to prohibit northbound left turns into the driveway. The entryway shall have two 12 foot wide entry lanes, a 14 foot wide exit lane, and a painted median separating the entry and exit traffic. The curb return on the south side of the driveway shall be 5 feet wide.	Public Works/ Engr.	Mitigation Measure T-4	
46.	The drive approach for Gate 4 shall be reconstructed to provide access for fire and safety vehicles. The width of the new drive approach shall be 20 feet and shall be constructed per Culver City's Special Use Driveway Approach CC-101-2.2, Case 1, with W=20 feet, Y=10 feet, and X=3 feet. The sidewalk adjacent to the new approach shall be reconstructed and both the drive approach and new sidewalk shall be constructed with 4,000 psi 6-inch thick concrete on a 4-inch crushed miscellaneous base (CMB). The new drive approach shall be relocated as far southerly, towards Carson Street, as possible without having to relocate the existing street light. The top of "X" of the new drive approach shall be no closer than 5 feet	Public Works/ Engr.	Special	

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	to the base of the existing street light. The existing drive approach for Gate 4 shall be removed and the excess portion of the drive approach shall be reconstructed with curb, gutter, and sidewalk. New parking spaces and parking meters shall be installed along the vacated portion of this drive approach. One new street tree and tree wells shall also be planted in this area. The tree species shall be the same as the existing street trees and shall be a minimum 24" box in size.			
47.	All parking tees adjacent to project's frontage with Ince Boulevard shall be repainted to the City's current standard.	Public Works/ Engr.	Special	
48.	All uplifted sidewalk adjacent to tree wells along the project's frontage with Ince Boulevard shall be removed and replaced. If necessary, tree roots shall be cut at the direction of the City's arborist.	Public Works/ Engr.	Special	
49.	The project's traffic study has determined that there will be impacts to several intersections within the City of Los Angeles. The mitigation to these impacts are to upgrade the traffic signal controller/system at six (6) intersections and to install closed circuit cameras at the intersections of National Boulevard and Robertson Boulevard and Robertson Boulevard and Pickford Street. Based on a letter dated September 3, 2015 from the City of Los Angeles' Department of Transportation as prepared by Edward Guerrero, Jr., Transportation Engineer, the City of Los Angeles will accept payment in the amount of \$84,000.00 to upgrade the traffic signal controllers at the six intersections. Additionally, the City of Los Angeles has determined that a higher priority for the installation of closed circuit cameras to be at the intersections of Cadillac Avenue and Robertson Avenue and Fairfax Avenue and Pico Boulevard. The applicant shall provide verification that these mitigations have been completed and accepted by the City of Los Angeles prior to the issuance of a final certificate of occupancy.	Public Works/ Engr.	Mitigation Measure T-5	

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50.	The proposed drive approach on Van Buren Place that will serve the new fire lane shall be constructed per Culver City's Special Use Driveway Approach CC-101-2.2, Case 1, with W=20 feet, Y=10 feet, and X=3 feet. The sidewalk adjacent to the new approach shall be reconstructed and both the drive approach and new sidewalk shall be constructed with 4,000 psi 6-inch thick concrete on a 4-inch crushed miscellaneous base (CMB).	Public Works/ Engr.	Special	
51.	The existing drive approach on Van Buren Place that serves the current fire lane shall be removed and new curb, gutter, landscaping, and a street tree shall be installed. The street tree shall be a minimum 24-inch box size Canary Island Pine.	Public Works/ Engr.	Special	
52.	The new landscaping proposed within the parkway of Van Buren Place adjacent to project's boundary shall be irrigated and connected to the onsite landscape irrigation. The Engineering Division shall review, approve, and permit any landscaping in the public right of way.	Public Works/ Engr.	Special	
53.	The applicant shall have a certified arborist prepare a report to determine if any tree that needs to be relocated can be transplanted to the new location. If not, new trees shall be planted at locations approved by the Public Works Director. Two new trees shall be planted for every tree removed. The applicant shall be solely responsible for the cost to transplant the existing trees or for the cost of planting new trees. The applicant shall also be responsible for the maintenance of any transplanted or new tree for a period of one year after acceptance of the work. The applicant shall replace any tree that does not survive within this one year maintenance period.	Public Works/ Engr.	Special	
54.	All concrete used in the public right-of-way shall have a minimum strength of 3250 psi, unless otherwise noted.	Public Works/ Engr.	Special	

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55.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Public Works/ Engr.	Special	
56.	Prior to the commencement of any excavation, the applicant shall install a temporary construction fence with screening around the site. The height, fence and screening materials are subject to approval by the City Engineer or his/her designee.	Public Works/ Engr.	Special	
57.	The construction contractor shall advise the Culver City Public Works Inspector of the construction schedule and shall meet with the inspector prior to commencement of work.	Public Works/ Engr.	Special	
58.	The building plans shall show the following information: a. Projection of waste generation by type, e.g. food, mixed waste, paper goods, etc. The projection can be based on historical trash generation. For example, a typical office building may generate 2 cubic-yards of paper and cardboard waste, and 1 cubic -yard of food waste per week. b. A site plan showing the location and type of bins, e.g. trash, food waste, and/or recycling; and their associated bin enclosures. The number of bins and/or compactors should be adequate to store the projected waste; and by extension, the trash enclosure shall be adequate to store the bins. A standard single bin enclosure has an interior space of 80 square feet. The interior space is increased by 40 square feet for each additional bin. The site plan must include dimensions showing bin placement to scale. c. <u>Compactors</u> - Compactor specifications shall be approved by the Environmental Programs and Operations Division of the Public Works Department prior to purchase. A detail for the compactor area must include dimensions of the	Public Works/ Env. Operation	Special	

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	enclosure and elevations. d. A vehicle travel plan depicting ingress and egress of collection vehicles and/or scout vehicles. The plan shall show path of travel and dimensions of travel lanes. Lanes and turning radiuses shall be sufficient to accommodate a collection vehicle that is 33'4"long x 10'6" wide x 13'10" tall. e. A comprehensive trash management plan (per the Plan Comments above) that shows the necessary facilities to recycle more than 50% of the projected waste. f. Bin enclosures that meet the following specifications : 1. The area shall be enclosed with a masonry wall that is compatible, in material, color, and strength, with the building. The wall shall be at least six feet high, or the height of the enclosure door in the closed position, whichever is higher. 2. The enclosure shall be large enough to accommodate at least one 4' x 7' (approximate) refuse container. Minimum inside dimensions are ten feet x eight feet. The minimum inside area is eighty (80) square feet. The requirement increase forty (40) square feet for each additional bin. 3. A one or two piece swing door, finished to match the enclosure walls and wide enough to allow ready removal of container(s) shall be provided. The opening shall be at least eight feet wide, and shall provide an overhead clearance of at least six and one half feet. When open, the door shall not extend over a property line. 4. The enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. A six-inch by six-inch concrete curbing shall be poured at the base of all walls within the enclosure. 5. A fire suppression sprinkler system shall be provided within any covered trash enclosure			

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	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.			
59.	A minimum of seventy-seven (77) commuter bicycle parking spaces shall be provided for the Studio Lot, with all commuter bicycle parking spaces located immediately adjacent to Buildings “E”, “J”, “L”, “O”, and “Y”; and, Stages “3”, “6”, and “15”. All these bike parking spaces shall be provided within 50-ft walking distance of each of the buildings’/stages’ main pedestrian entrances. To the extent possible the applicant is encouraged to provide weather protection for these commuter bike parking spaces. All commuter bike parking shall be provided using City approved “Inverted - U” Bicycle Racks, or similar type of racks approved by Public Works Department Administration staff. Commuter bicycle parking shall meet the minimum standards specified in the City’s Bicycle and Pedestrian Master Plan Design Guide, Section 1.8, http://www.culvercity.org/Government/PublicWorks/TrafficEngineering/Bicycle Pedestrian.aspx. The compliance with these requirements and the final bicycle parking layout shall be approved by Public Works Administration staff, prior to issuance of any Public Works Department/Engineering Division Permit for the Project. Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the commuter bicycle parking for the project to John Rivera, Culver City Public Works Department, at john.rivera@culvercity.org The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed	Public Works/ Admin.	Special	

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	dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. Signage shall be provided by the applicant throughout the project site directing to and identifying the location of all bicycle parking.			
60.	Any foundation piles shall be drilled and cast not driven.	Building	Special	
61.	Independent structural reviews will be required of the overall new building structures and the shoring and the costs of such shall be in addition to all other City permit fees.	Building	Special	
62.	A photo report of adjacent properties (prior to any construction, demolition, grading, and excavation) shall be submitted to the Building Safety Division.	Building	Special	
63.	The south and west walls of building Y on the property lines shall be designed to be built without crossing the property line.	Building	Special	
64.	Due to the close proximity of the buildings on the Culver Studios Lot; 100% non-combustible construction is required for all new building construction.	Building	Special	
65.	Non-combustible exterior wall finishes are required for new exterior walls.	Building	Special	
66.	All shafts shall be minimum 2 hr. rated at all floor levels.	Building	Special	
67.	All treads and risers and all stair construction within common stairways shall be 100% noncombustible construction.	Building	Special	
68.	All parking areas shall be minimum 2 hr. rated to all other areas.	Building	Special	

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69.	All storage, electrical, service, or trash rooms shall be minimum 2 hr. rated to all other areas.	Building	Special	
70.	All exterior walls within 5' of property lines (not fronting on streets) shall be minimum 2 hr. rated non-combustible construction.	Building	Special	
71.	Any walls for relocated bungalows within 10' of each other shall be 1 hr. rated.	Building	Special	
72.	Retention of the existing street trees and/ or replacement/ or additional street trees shall be in compliance the Culver City Green Building program.	Building	Special	
73.	All street trees shall be supplied with irrigation water from the overall site irrigation system and such irrigation shall be indicated on the landscaping and/ or site irrigation plan.	Building	Special	
74.	The Culver City Green Building program shall apply to this project as a Category 2 project requiring a LEED certified performance level; Refer to the Culver City Mandatory Green Building Program Guide online.	Building	Special	
75.	The Culver City Mandatory Solar Photovoltaic Program shall apply to this project and 1 kw of solar photovoltaic power per 10,000 s.f. of new gross building area not including parking areas shall be installed. Refer to the Culver City Mandatory P.V. Requirement Guide online.	Building	Special	
76.	CCBS reserves the right to reject any special inspector at any time for the duration of the project.	Building	Special	
77.	All special inspection reports shall be made available to the CCBS Inspector on arrival on site.	Building	Special	
78.	All jobsite supervisors, contractors, subcontractors, etc. shall give their priority to a Culver City Building Safety Inspector on site.	Building	Special	

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79.	No work shall be covered without a Culver City Building Safety inspection, whether a special inspection was performed on such work or otherwise.	Building	Special	
80.	The Building Safety Division reserves the right to require changes to approved staging plans at any time.	Building	Special	
81.	All construction activities, including any concrete pours and any construction or staging activity on or near Culver Studios, shall not start prior to and shall not continue after the allowed construction hours, including any trucks or any other activity on any City streets.	Building	Special	
82.	All buildings moved and relocated shall be protected with an NFPA 13 Fire Sprinkler System and shall be connected to the lot fire monitoring system.	Fire	Special	
83.	All hazardous materials disclosure and safety maps shall be updated with Culver City Fire Department, Fire Prevention Division, Hazardous Materials Inspector Jesse Luna prior to final inspection.	Fire	Special	
84.	Provide Fire hydrants. Location shall be per review by the Culver City Fire Department, Prevention Division. All hydrants shall be 6" barrels with 4" and 2-1/2" outlets.	Fire	Special	
85.	Fire Pump shall be maintained and location of fittings shall be provided. All fire pumps shall be within a structure. FDC's, and Test Manifolds shall be shown on all future plans. Show Fire Pump locations on future plans.	Fire	Special	
86.	Fire Lanes, "FIRE LANE-NO PARKING" striping red curbs and parking signage shall be submitted to the Culver City Fire Department, Prevention Division for review and approval.	Fire	Special	

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87.	Comply with Fire Department access and staging as noted on page 31 (Proposed Fire Access) and Page 33 (Proposed Gate 4 Realignment) of the Approved Comprehensive Plan Amendment No. 6 document.	Fire	Special	
88.	Locate all underground fire service connections, fire pumps, FDC's mains and other fire lines and submit plan for FD review for protection and/or relocation. This includes any underground infrastructure within five feet of new footings. FDC shall have a sign indicating the Property address and the buildings and areas served.	Fire	Special	
89.	Provide a plan to the fire department for review and approval for relocation of all fire suppression equipment. Provide new location of the proposed relocated Fire Department Connection (FDC) on Ince at gate 3, indicate there will be a concrete pad under the FDC extending from the building three feet in all directions.	Fire	Special	
90.	Provide proposed location of any new double detector check valve assemblies (DDCA) with proposal for screening if required by Planning.	Fire	Special	
91.	All required doors and non-required doors shall be provided with handles and locksets installed on the exterior of each building.	Fire	Special	
92.	New buildings and renovations require a fire alarm system with a full coverage automatic detection system, smoke detectors, heat detectors. System shall be compliant with the 2013 CA Fire Code and NFPA 72. Plan check and permits are required from CCFD. Detection devices shall be provided in all areas of the building including all storage, mechanical, electrical, and other similar rooms.	Fire	Special	
93.	Provide signage at all doors indicating room number and use. Room numbers shall be used for fire annunciation.	Fire	Special	

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94.	Provide a proposed curb signage plan to control the minimum 20 foot wide clearance for fire apparatus. Any curbs painted to allow code required access shall be painted red with white letters "FIRE LANE NO PARKING" every 20 feet.	Fire	Special	
95.	All Emergency and EXIT Lights shall be 120 volts supplied by the main power from building and have a 90 minute battery backup supply regardless of other sources of power.	Fire	Special	
96.	The fire underground/infrastructure replacement program shall be completed per the original conditions of approval for building "J" and the new buildings prior to final for any of the proposed structures.	Fire	Special	
97.	All enclosed and/or below grade parking areas are required to have a smoke ventilation.	Fire	Special	
98.	All plans submitted for review by the Fire Department shall have a "FIRE DEPARTMENT NOTES:" section which shall carry all conditions of approval and other life safety requirements.	Fire	Special	
99.	<u>Recordation:</u> Prior to the issuance of a relocation permit for the bungalows, a recordation document in accordance with Historic American Buildings Survey (HABS) Level III requirements shall be completed for the existing buildings. The HABS document shall be prepared by a qualified architectural historian or historic preservation professional. This document shall include a historical narrative on the architectural and historical importance of the subject property and record the existing appearance of the four bungalows in professional large format HABS photographs. The building exteriors, representative interior spaces, character-defining features, as well as the setting and contextual views shall be documented. All documentation components shall be completed in accordance with the Secretary of the Interior's	Cultural Affairs	Mitigation Measure CR-1	

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	Standards and Guidelines for Architectural and Engineering Documentation (HABS standards). Original archivally-sound copies of the report shall be submitted to the HABS collection at the Library of Congress, and South Central Coastal Information Center, California State University, Fullerton, CA. Non-archival copies will be distributed to the City of Culver City and the Los Angeles County Julian Dixon Public Library. In addition, any existing and available design and/or as-built drawings shall be compiled, reproduced, and incorporated into the recordation document.			
100	<u>Relocation, Storage, and Rehabilitation:</u> Prior to relocation, the bungalows shall be recorded before being moved to an appropriate on-site location with compatible setting and association qualities. A Relocation and Rehabilitation Plan shall be commissioned by the applicant and developed by a qualified historic preservation consultant. The Plan shall include relocation methodology recommended by the National Park Service (NPS), which are outlined in the booklet entitled “Moving Historic Buildings,” by John Obed Curtis (1979). The Plan shall include an assessment of the building condition by a qualified engineer, and a shoring plan for relocation and storage, and relocation to the final site. If temporary storage is required, the storage conditions should closely follow the recommendations of NPS Preservation Brief 31: Mothballing Historic Buildings with regard to recommendations for structural stabilization, pest control, protection against vandalism, fire, and moisture, adequate ventilation which should be applied to the building at the temporary storage location to ensure the safety of the building during storage. A periodic maintenance and monitoring plan shall also be included in the Plan and implemented during the storage period in accordance with the guidance outlined in NPS Preservation Brief 31. The Relocation and Rehabilitation Plan shall be reviewed	Cultural Affairs	Mitigation Measure CR-2	

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	and approved by the City of Culver City prior to its implementation. Upon relocation of the structures to the new site, any maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction work performed in conjunction with the relocation of the building shall be undertaken in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties. In addition, a plaque describing the date of the move and the original location shall be placed in a visible location on each of the buildings. The removal, storage, relocation and rehabilitation process shall be monitored by a qualified historic preservation consultant at key intervals to ensure conformance with the Standards and NPS guidelines. The preservation consultant shall also be available to provide technical expertise to reduce potential impacts to historical resources from unforeseen circumstances.			
101	<u>Interpretative Plaque/Marker:</u> A permanent metal plaque will be affixed to the primary elevation of each of the relocated bungalows or a marker will be imbedded in the pavement in front of each bungalow, which will briefly explain that the buildings were relocated and their original site.	Cultural Affairs	Mitigation Measure CR-3	
102	<u>Preservation Design Recommendations:</u> The project design for Building R is presently conceptual and while it appears to have a less than significant level of impact as it relates to Stage 2/3/4 and the relocated bungalow court in terms of scale, massing and design, a qualified architectural historian shall provide input to the project architect as detailed plans are developed to ensure the design is in accordance with the Secretary of the Interior's Standards. Once the design has been finalized, the architectural historian will conduct a Secretary of the Interior's Standards review for submittal to the City of Culver	Cultural Affairs	Mitigation Measure CR-4	

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	City. The areas of concern are how the new Building R will structurally impact the Stages 2/3/4 where the two buildings abut and tie together, views of the north front of Stage 2/3/4, and potential impacts to the setting of the relocated bungalow court.			
103	<u>Virtual Museum/Exhibition:</u> A web-based educational resource that outlines the development of The Culver Studios site from 1918 to the present shall be developed, the layout and content of which is subject to review and approval by the City of Culver City prior to implementation. The Virtual Museum shall be operating and web accessible prior to the last certificate of occupancy issuance; further the Virtual Museum shall operate in perpetuity.	Cultural Affairs	Mitigation Measure CR-5	
104	A report or letter from a structural engineer shall be submitted to the City verifying the proposed relocation of the four historically designated bungalows is feasible. The bungalows is proposed to be relocated over the existing subterranean parking structure. Further there is new landscaping (i.e. grass, trees and shrubs) over this same structure. Engineer shall verify this proposed relocation can be done from a structural and infrastructure standpoint (plumbing, electrical, mechanical, water, sewer, gas, etc.). Also, include how demolition of the surface area where the bungalows will be located will not negatively impact the structure below.	Cultural Affairs/ Planning/ Building Safety	Special	
105	Any proposed plans for changes to the front lawn landscaping shall include a description of character defining features and be reviewed for submittal to the City according to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Final landscape plans for the relocated bungalow court shall be reviewed by Cultural Affairs for comment prior to issuance of a permit.	Cultural Affairs	Special	

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106	The Applicant shall provide additional visual enhancements and minimize potential impacts to the adjacent residential uses specifically from the construction of the new parking structure and Building Y. Such additional measures shall include additional building step backs, setbacks and landscaping from those currently shown in the Comprehensive Plan Amendment No. 6 Plan. The Applicant shall submit plans to the Planning Division for review and approval by the Planning Commission as a condition of approval conformance review prior to building permit issuance.	Planning	Special	
107	Within six (6) months of the completion of construction and commencement of normal operations; the applicant/operator shall submit a noise study analyzing noise generation of the new Van Buren parking structure operations, including normal office operations, after or before hours operations such as for live audience events, special events and production truck parking activity. The scope of the noise study shall be approved by the Planning Manager prior to the study commencing.	Planning	Special	
108	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to the use restriction of the basements proposed at Building O and Building Y to be for utility infrastructure equipment with restricted access only, shall be signed by the Property Owner and recorded in the County Recorder's Office.	Planning	Special	
109	The Van Buren parking structure shall include a linear landscape area within the 15' building setback area from the western property line for the entire length of the parking structure as shown in the final approved Comprehensive Plan CPA No. 6 document. Climbing type vines shall be planted on a green screen metal/aluminum mesh proposed along the parking structure frontage.	Planning	Mitigation Measure – A-1	

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110	On the north and south side of the Van Buren parking structure, there shall be a landscape area within the 18 feet ground level building setback area from the property line. The landscape buffer area shall include columnar and evergreen type trees. Further, climbing vines that will grow along the north and south side parking structure walls shall be installed in the landscape area. The landscaping details as to the type and number of trees shall be included in the project landscaping and irrigation plans during building permit phase and shall be prepared to the satisfaction of the Planning Manager and City's Landscape Architect.	Planning/ Landscape Architect	Mitigation Measure – A-2	
111	The building permit plans and landscape and irrigation plans shall demonstrate that a minimum 1'-6" landscaped building setback area is provided along the base of the new Building O and Building Y along Ince Boulevard. The landscaping shall maintained continuously at the designated 1'-6" (typ.) and that watering is done by automatic irrigation, compliant with revised July 15, 2015 AB-188 Model Water Efficiency Landscape Ordinance. Plans shall be to the satisfaction and approval by the City's Landscape Architect and the Planning Manager.	Planning/ Landscape Architect	Special	
112	If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet	Planning	Mitigation Measure – B-1 to B-3	

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	for suitable raptor nesting habitat) until August 31, annually. Alternatively, the qualified biologist shall continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent should provide the City of Culver City the results of the protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City of Culver City and, upon request, the Department of Fish and Game ("Department"). Based on the submitted information, the City of Culver City (and the Department, if the Department requests) will determine whether to allow a narrower buffer. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The			

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	biological monitor shall send weekly monitoring reports to the City of Culver City during the grubbing and clearing of vegetation, and shall notify the City immediately if project activities damage active avian nests.			
113	Archaeologist and Paleontologist professionals approved by the City shall monitor all phases of excavation for the project site in order to identify and recover where feasible, the presence of archaeological and/or paleontological resources. Should such resources be identified established Federal and State rules and guidelines for the cataloging and final disposition of such resources shall be applied and followed. This shall include but not be limited to halting of construction activities in the work area where the resources are identified, notifying the Los Angeles County Coroner and the appropriate Native American organization of such resources, and notifying the Los Angeles County Natural History and Page museums. Final disposition of Native American remains shall follow Federal and State rules and guidelines for such remains. Identified paleontological resources shall be donated to the Los Angeles County Natural History/Page museums or some other museum as deemed appropriate by the Paleontologist. A final report or reports cataloging all findings shall be submitted to the City by the Archaeologist and/or Paleontologist professional within one year of issuance of the Certificate of Occupancy.	Planning	Mitigation Measure – CR-6	
114	Foundation design shall follow the recommendations of the project's geotechnical report, which include, but are not limited to a deep foundation system, mat foundation systems provided they can withstand liquefaction induced total and differential settlements during a seismic event, or soil improvement techniques with conventional footing. Final foundation design and inspection shall be determined and approved by the structural and geotechnical engineer.	Planning/ Building Safety	Mitigation Measure – G-1	

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115	To reduce the hydro-static pressure imposed on the new parking structure due to groundwater, a long term continuously pumping groundwater system shall be installed.	Planning/ Building Safety	Mitigation Measure – G-2	
116	Existing carbon filter tanks installed in the existing subterranean parking garage in order to remove contaminants from the groundwater prior to discharge into the storm water system shall be maintained and shall continue to filtrate for as long as the pumping system in the existing garage is maintained or for as a long as the appropriate regulatory authorities require such filtration. A written and signed statement by the applicant certifying that this on-going filtration will be maintained shall be provided to the City prior to issuance of City permits.	Planning/ Engineeri ng	Mitigation Measure – HM-1	
117	In relation to Mitigation No. G-2, under Geology which requires continuous groundwater pumping, carbon filter tanks shall be installed in the new parking garage in order to remove contaminants from the groundwater prior to discharge into the storm water system; the filters shall be maintained and shall continue to filtrate for as long as the pumping system in the new garage is maintained or for as a long as the appropriate regulatory authorities require such filtration. The filtration system shall be installed prior to the new parking garage Certificate of Occupancy issuance and a written and signed statement by the applicant certifying that this on-going filtration will be maintained shall be provided to the City prior to issuance of City permits.	Planning/ Engineeri ng	Mitigation Measure – HM-2	
118	The site shall continue to comply with Los Angeles County and Culver City Fire Department regulations regarding the CUPA/Hazardous Materials Disclosure Reporting Program. This shall include but not be limited to the reporting of hazardous materials and the manner in which they are stored and disposed. A written and signed statement by the applicant certifying that this on-going reporting will be	Planning/ Fire	Mitigation Measure – HM-3	

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	maintained shall be provided to the City prior to issuance of City permits.			
119	The site shall continue to obtain permits as required by Federal, State, County, or City authorities for the regulated use and disposal or emission of hazardous materials and groundwater for as long as the site is used for studio purposes. A written and signed statement by the applicant certifying that this on-going permitted activity will be maintained shall be provided to the City prior to issuance of City permits.	Planning	Mitigation Measure – HM-4	
120	The applicant shall utilize quiet air compressors and similar equipment, where available. This shall be done during construction.	Planning	Mitigation Measure – N-1	
121	The applicant shall provide minimum 12-foot tall noise barriers such as noise blankets with a noise reduction coefficient (NRC) of 0.85 and a minimum of sound transmission coefficient (STC) of 20 to block the line-of-site between the construction equipment and residential and sensitive receptor areas during construction. Noise blankets shall be placed around all construction fencing or in various sections of the construction site wherein there is line-of-site between construction equipment and residential and sensitive receptor areas. The noise blankets shall reduce construction noise levels at adjacent residential areas by up to 10 dBA. This shall be done during construction.	Planning	Mitigation Measure – N-2	
122	All parking structure levels in the new parking garage shall be treated with a broom finish or some other treatment that results in a no-skid surface.	Planning	Mitigation Measure – N-3	
123	A concrete wall shall be placed along level 1 of the new Van Buren parking structure that extend from the ground up to the underside of the Level 2 slab and the concrete wall shall be free from gaps or penetrations.	Planning	Mitigation Measure – N-4	

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124	The pre-cast concrete panels at the north and south side of the parking structure shall weigh at least 4 lbs per square foot, form a continuous façade with no gaps between precast concrete panels.		Mitigation Measure – N-5	
125	All parking structure exhaust or ventilation systems shall be designed, through the use of quiet fans and duct silencers or similar methods, to not exceed 55 dB(A) Leq from 7:00 AM to 10:00 PM and 50 dB(A) Leq from 10:00 PM to 7:00 AM at the neighboring property lines including the west property line per sound level limits of the Culver City Noise Element.	Planning	Mitigation Measure – N-6	
126	Signs shall be posted at all parking levels that remind people to respect neighboring residential uses and prohibit honking of horns and loud music from cars or vehicles. Studio parking staff shall enforce this requirement and potential violations especially during live audience shows or special events. The signs shall be approved by the Planning manager prior to installation.	Planning	Special	
127	The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval. The locations of information kiosk, van pool/carpool parking spaces, and bike parking should be clearly identified on the plans. (Prior to issuance of any Certificate of Occupancy for any portion of the project, the applicant shall comply with all provisions of Culver City Municipal Code § 7.05.015 regarding Transportation Demand and Trip Reduction Measures.) In addition, the Transportation Demand and Trip Reduction Measures shall include provisions for Metro Passes for studio employees and tenants.	Trans.	Special	
128	Mechanical Ventilation of the upper floors of the Van Buren parking structure shall be provided to address potential exhaust and fumes from vehicles. Methods	Planning/ Building	Special	

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	to implement this condition shall be identified on the building permit plan set subject to the satisfaction of the Planning Manager and Building Official.			
129	Electrical Vehicle Charging Stations shall be provided in the Van Buren Parking Structure. Location of said charging stations shall be indicated on the building permit plan sets.	Planning	Special	

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130	During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Applicant, 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 Planning Manager and Building Official.	Building/ Planning	Standard	
131	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
132	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
133	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.	Building	Standard	
134	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
135	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	
136	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	

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137	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
138	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
139	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; 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	Building/ Planning	Standard	

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	by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
140	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
141	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.	Building/ Public Works	Standard	
142	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.	Building	Standard	
143	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. 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	Building/ Public Works	Standard	

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	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.			
144	A licensed surveyor shall monitor for any movement on the adjacent properties of the proposed building Y and the proposed parking structure weekly and shall provide a written report weekly to the Building Official during the time of soils excavation, shoring, foundation construction, lower level walls construction, and grade level floor, and walls construction.	Building Safety	Special	
145	Additional monitoring of adjacent properties will be required and any damage or settling of adjacent properties may require a general stop work notice in that area until the design engineers have devised a plan to stop any damage to adjacent properties.	Building	Special	
146	The Applicant shall hire a qualified surveyor to mark locations on adjacent properties (obtain agreement of adjacent property owners) and monitor marked locations weekly, until all concrete work is completed, supply a weekly report to the Building Safety Division.	Building	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
147	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on September 10, 2015 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
148	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit. Note: Artwork concept and siting shall conform with the Secretary of the Interior's Standards so as to avoid direct and indirect impacts to historical resources and may require a separate Certificate of Appropriateness.	Cultural Affairs	Standard	
149	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, 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. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and	All	Standard	

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	B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
150	Provide a report by a licensed structural engineer at the conclusion of all work on the relocated bungalows, that all new construction conforms to the 2013 CBC, and that the bungalows were relocated in accordance with the structural engineers recommendations.	Building	Special	

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ON-GOING				
151	The Applicant shall work with the Culver City Unified School District and provide sound attenuation methods including but not limited to a).window and ventilation improvements to reduce potential noise and air quality impacts from the Project, and b).coordination of demolition, excavation and heavy construction activities to coincide as much as possible to when classes are not in session. Evidence of such measures shall be submitted to the Planning Manager for review and approval prior to issuance of a building permit and/or any certificate of occupancy.	Planning	Special	
152	The roof deck on Building Y shall not be used for special events and shall not be used outside of normal business hours.	Planning	Special	
153	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 November 18, 2015 , excepted as modified by these Conditions of Approval.	Planning	Standard	
154	Pursuant to CCMC Section 17.650.020 -"Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to	All	Standard	

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	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.			
155	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, and regulations including, but not limited to, Building Division, Fire Department, 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. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
156	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Public	Standard	
157	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
158	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	

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ON-GOING				
159	Vehicular access to Gate 1 shall be limited to parking facilities and the complement of Studios development that exist as of the date of approval of the subject entitlements for the Project. Additional access shall be subject to applicable requirements pursuant to the City's Zoning Code and the California Environmental Quality Act (CEQA).	Planning/ CDD	Special	