

RESOLUTION NO. 2015-P010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT P2015-0100-CUP TO ALLOW A NEW AUTOMATED DRIVE-THROUGH CARWASH FACILITY AT 11224 VENICE BOULEVARD IN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE

(Conditional Use Permit, P2015-0100-CUP)

WHEREAS, on September 25, 2015, Ahmad Ghaderi of A & S Engineering (the "Applicant Representative"), on behalf of Tesoro Refining & Marketing Co. LLC (the "Applicant") filed a Conditional Use Permit application to construct a new automated drive-through carwash facility as part of an existing vehicle fueling station and new convenience store (the "Project") at 11224 Venice Boulevard, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, in order to implement the proposed project, approval of the following application is required: a Conditional Use Permit, to establish a carwash use and to ensure compliance with the 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 December 9, 2015, 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 ___ to ___, adopted a Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the project will not result in significant adverse environmental impacts; and (ii) by a vote of ___ to ___, conditionally approved Conditional Use Permit, P2015-0100-CUP.

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

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

5 **Conditional Use Permit:**

6 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a
7 Conditional Use Permit are hereby made:

8 **A. The proposed use is allowed within the subject zoning district with the approval
9 of an Administrative Use Permit or Conditional Use Permit, and complies with all
10 other applicable provisions of this Title and the CCMC.**

11 In accordance with CCMC Section 17.220.015 – Commercial District Land Uses and
12 Permit Requirements, Table 2-5 Allowed Uses and Permit Requirements for
13 Commercial Zoning Districts, the Commercial Neighborhood (CN) Zone allows the
14 establishment and operation of a car wash facility, further defined in Section
15 17.700.010 as “permanent self-service and/or attended car washing establishments,
16 including fully mechanized facilities”, and which may include detailing services, subject
17 to the approval of a Conditional Use Permit (CUP). The proposed facility will occupy a
18 new commercial building, which will be equipped with all required site improvements,
19 and will operate as part of the existing fueling station and proposed convenience store.
20 The operation has been reviewed for conformance with applicable development
21 standards and provisions within the Zoning Code, and as conditioned will be in
22 compliance with applicable standards. The convenience store component of the
23 Project is a permitted use in the CN zone, and is not subject to the findings of the
24 Conditional Use Permit.

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

27 The General Plan land use designation for the site is General Corridor, which
28 corresponds to the Commercial General (CG) zoning district, while the zoning
29 designation of the site is Commercial Neighborhood (CN). The proposed use, an
automated drive-through carwash, is allowed in the CN, as well as the CG zoning
district which corresponds with the General Corridor land use designation, subject to
the approval of a CUP. The General Corridor designation is intended to allow a range
of small- to medium-scale commercial uses, with an emphasis on community-serving
retail to which patrons often travel by car. The proposed use is consistent with this
criteria and General Plan Objective 6, which aims to revitalize the physical character
and economic well-being of the City's commercial corridors. Specifically, Policy 6.A
calls for the revitalization of commercial corridors in the City through new development
and renovation of existing structures. In addition, Policy 29.A aims to emphasize and

strengthen existing automotive-related and visitor-serving uses along Sepulveda Boulevard north of Culver Boulevard. The proposed use of an automated drive-through carwash will include the construction of a new well designed building, renovation of an existing canopy, and numerous site enhancements, and will operate in association with the existing fueling station, consistent with the goals of the General Plan. There is no applicable Specific Plan.

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

The proposed automated drive-through carwash use will be approximately 864 square feet and will be attached to a proposed convenience store that will be approximately 2,372 square feet, and will include site improvements such as landscaping, parking, and site lighting; both uses will be complementary to the existing Shell fueling station and other vehicle-oriented uses in the immediate vicinity. The architectural design and proposed landscaping will reflect modern design elements, similar to newer development seen throughout the City and commercial corridors near the site. The building is designed and located to provide access to the carwash at the opposite end of the carwash building entry, thereby creating a significant amount of queuing area which will prevent circulation conflicts on-site and with nearby driveways. Similarly, the carwash exit is located along the southerly end of the site where patrons may exit onto the abutting public alley, minimizing any circulation issues along the major streets (Venice and Sepulveda Boulevards). The on-site parking will be located adjacent to the proposed building, away from the circulation area of the fueling station. The proposed hours of operation are daily, twenty-four (24) hours a day, consistent with the current operating hours of the fueling station. The site is located at the southwest corner of Venice Boulevard and Sepulveda Boulevard; the surrounding zoning is commercial and the surrounding uses include vacant land, general commercial, convenience store, and a multi-tenant vehicle service and repair center, which are compatible with the proposed use; the vehicle service and repair center is the closest use to the site, located across from the twenty (20) foot wide alley. The site and surrounding area currently experience significant amounts of existing ambient and operational noise. The equipment related to the proposed carwash use will be equipped with mechanisms to insulate and muffle noise production in order to minimize any potential conflicts in this regard. As proposed and conditioned, the automated drive-through carwash use will be compatible with existing and future commercial land uses in the vicinity.

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

The site is rectangular and relatively flat, comprised of four (4) parcels totaling approximately 23,490 square feet, largely covered by existing site paving, and located at the southwest corner of Venice Boulevard and Sepulveda Boulevard. Access is

provided by means of existing driveways on Venice Boulevard and Sepulveda Boulevard, as well as from the abutting public alley, and there is ample space on the site for the proposed building and associated site improvements such as parking and landscaping, and necessary vehicular circulation and queuing areas in compliance with applicable zoning code requirements. The proposed use of an automated drive-through carwash facility will encompass 864 square feet and will have an attached convenience store comprising 2,372 square feet, both of which will be complementary to the existing Shell fueling station. The Project is compatible with surrounding development types and uses, which include vacant land, single- and multi-story buildings containing various general commercial uses, a convenience store, and a multi-tenant vehicle service and repair center. The proposed carwash equipment has been conditioned to provide insulating mechanisms to muffle and reduce noise generated by the equipment in order to maintain compatibility with the existing conditions. As proposed and subject to compliance with the conditions of approval, the site is physically suitable for the proposed use, will not create conflicts with adjoining land uses, and will not require the provision of additional utilities nor create a burden on the existing infrastructure and utilities.

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

The proposed use, an automated drive-through carwash facility, is designed in such a manner that the existing site access will continue to serve the existing and proposed uses, and the configuration of the building allows for the provision of sufficient parking, circulation, and queuing areas to meet zoning code requirements and support the needs of the proposed use. The proposed building will enhance the visual quality of the streetscape and surrounding area, and the proposed use will serve to provide an added service to local residents and commercial patrons in the immediate vicinity, as well as commuters passing through the area. Further, as conditioned, operation of the automated drive-through carwash use will not present any detriment to the public interest, health, safety or general welfare, or be injurious to persons or property in the surrounding area or subject zoning district. The carwash operation, and proposed convenience store, will have the same hours of operation as the existing fueling station (i.e. daily, twenty-four hours a day) and will operate in association with the fueling station. A number of conditions have been included in order to ensure any potential conflicts are prevented, including the condition that the access for the northerly driveway on Sepulveda Boulevard shall be restricted to right turns only, and that the new carwash equipment include standard noise reduction mechanisms. Based on review of the preliminary project plans and trip generation study, the carwash use is not anticipated to result in any significant impacts on surrounding uses. As conditioned, the establishment, maintenance and operation of the proposed facility will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

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2 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
3 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
4 P2015-0100-CUP, subject to the conditions of approval set forth in Exhibit A attached hereto
5 and incorporated herein by this reference.
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8 ADOPTED this 9th day of December 2015.
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12 _____
13 KEVIN LACHOFF, CHAIRPERSON
14 PLANNING COMMISSION
15 CITY OF CULVER CITY, CALIFORNIA

16 Attested by:
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18 _____
19 Yvonne Hunt
20 Administrative Secretary
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a new automated drive-through carwash (the "Project"), for the property located at 11224 Venice 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 one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the 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	
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	Planning	Standard	

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GENERAL				
	landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".			
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 street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA	Public Works	Standard	

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GENERAL				
	Standards.			
15.	All non-ADA compliant sidewalk along the project's frontage with Sepulveda Boulevard and Venice Boulevard shall be removed and reconstructed.	Public Works	Special	
16.	All existing drive approaches that are not ADA accessible shall be reconstructed to provide such access. All drive approaches that need to be reconstructed shall be constructed to Culver City's "High Speed" design standard	Public Works	Special	
17.	The existing curb ramps at the corners of Venice Boulevard/Sepulveda Boulevard and Venice Boulevard/Tuller Avenue shall be reconstructed to current ADA standards.	Public Works	Special	
18.	The existing drive approach on Tuller Avenue shall be removed and replaced with full height curb and gutter. The new curb shall be painted red. The existing planter areas on each side of this drive approach shall be extended and merged into one planter area. The extended planter area shall be planted with the same ground cover as the adjacent planter areas and shall also be planted with one new street tree. The new street tree shall be of the same species as the adjacent trees and shall be a minimum 24" box in size. The existing irrigation lines that service the adjacent planter areas shall be extended to the new planter area. A separate landscape plan shall be submitted to the Engineering Division for review, approval, and permitting	Public Works	Special	
19.	The gasoline fueling area must be paved with Portland cement concrete and extend 6.5 feet from the corner of each dispenser. The concrete shall have a slope of 2% to 4% to prevent ponding and have significant grade breaks along its perimeter to prevent stormwater from flowing into the fueling area. In-lieu of	Public Works	Special	

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	grade breaks, a raised concrete berm may be used. The fueling area must be covered with an overhanging roof structure or canopy with dimensions equal or greater than the area with the grade breaks, or raised concrete berms, and must not drain onto the fuel dispenser area			
20.	All concrete used in the public right-of-way shall have a minimum strength of 3250 psi	Public Works	Special	
21.	Access for the northerly driveway on Sepulveda Boulevard shall be restricted to right turns in and right turns out only; required on-site signs or other necessary measures shall be implemented as determined by the Engineering Division and Planning Manager. Signs or other measure(s) identified shall be included in the building permit plans and obtain approval prior to the building permit issuance.	Public Works	Special	
22.	Trash enclosures shall be provided and shall each be enclosed by a six foot high block wall, have a minimum inside dimension of 10 feet x 12 feet, have an opening that is at least 8 feet wide with a solid metal gate, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
23.	All Project related solid and recyclable waste material handling shall be in accordance with	Public Works	Standard	

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	CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service.			
24.	The Project shall meet all provisions of CCMC Section 7.05.015 -”Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
25.	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	
26.	Provide fire sprinklers per CCFD, installed per 2010 NFPA 13 for this facility. The minimum density shall be Ordinary Hazard Group 1.	Fire	Special	
27.	Should the fire sprinkler head quantity result in 20 or more heads, a fire sprinkler monitoring system shall be required per 2010 CA Fire Code and shall be installed per 2010 NFPA 72.	Fire	Special	
28.	Update hazardous material disclosure plan for this facility.	Fire	Special	
29.	Relocate and install the emergency pump shut off switch and signage. The final location shall be approved by the fire department.	Fire	Special	
30.	The Fire Department Connection (FDC) and the Double Detector Check Assembly (DDCA) locations shall meet the requirements of Golden State Water Company, CCFD and cooperation with the Planning Division.	Fire	Special	
31.	All exterior doors shall have keyways and handles.	Fire	Special	
32.	Any new utilities shall be placed underground or	Building/	Standard	

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	enclosed within the building construction; no new overhead utilities shall be permitted.	Planning		
33.	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	
34.	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	
35.	Documentation of all site remediation work shall be provided.	Building	Special	
36.	All exit signage and emergency egress lighting shall have individual battery back-up, in addition to any emergency generator power, if applicable.	Building	Special	
37.	All exterior parapets shall have solid top construction to support a 300 lb. point load.	Building	Special	
38.	The car wash area shall be 1 hour separated from the food mart/convenience store.	Building	Special	
39.	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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40.	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	
41.	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	
42.	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	
43.	A minimum of four (4) sets of lighting plans must be submitted identifying the location of all light fixtures and foot candle levels throughout the site. All exterior lighting shall be energy efficient, architecturally integrated and	Planning	Special	

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	compatible with the building design, and installed such that lighting is directed onto the subject site and does not impact abutting uses and public right-of-ways. Timers shall be used to turn of lights during hours when lighting is not needed.			
44.	All proposed equipment, such as gas meters, air conditioning units, utility and vent risers, ground-mounted tanks, valves, etc., shall be screen to the satisfaction of the Planning Division, and the Fire Prevention Division when applicable. Any proposed equipment enclosure shall be designed to be architecturally compatible with the building architecture, including materials, finishes, and colors.	Planning	Special	
45.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
46.	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. 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	
47.	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	
48.	Plans submitted as part of the building permit application shall include a schedule of the	Building	Standard	

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	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.			
49.	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 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	Planning/ Public Works	Standard	

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	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.			
50.	Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Special	
51.	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	Special	
52.	Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit	Public Works	Special	

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	No. CAS004001 (Order No. R4-2012-0175). 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 infiltration, retention of the 85th percentile storm (1.1" of rainfall), and filtration. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the existing building and parking lot. The SUSMP will not be accepted for review unless the plan check fee associated with the review of the SUSMP is included in the submittal.			
53.	Concurrent with the submittal of the on-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	Public Works	Special	

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	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.			
54.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site improvement/off-site improvement plans for plan review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges	Public Works	Special	
55.	This project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of building permits or any construction permits issued by the Engineering Division.	Public Works	Special	
56.	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 phone number of the facility of organization accepting the materials.	Building	Standard	
57.	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	Building/ Planning	Standard	

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	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.			
58.	Prior to issuance of a building permit, 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 Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
59.	The proposed carwash equipment, including the dryer and vacuum shall be equipped with sound shield and/or insulation mechanism(s) to reduce noise production. Final details of the proposed equipment shall be specified on the building permit plans to the satisfaction of the Planning Manager.	Planning	Special	
60.	A condition of approval coordination meeting, to include Building and Safety Division and Planning Division staff and the contractor's field superintendent, shall be held at City Hall prior to the start of any construction.	Building	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
61.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, the project superintendent, construction contractor(s), and the City; the allowed hours of construction; and the safety gear mandatory for all staff on site, such as long pants, a shirt with sleeves, closed toe shoes, hardhats, and eye protection as necessary, 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	
62.	An address, viewable and legible from the public way, shall be provided during construction.	Fire	Special	
63.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
64.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
65.	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	
66.	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	
67.	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	Building/ Planning	Standard	

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DURING CONSTRUCTION				
	determined by the Building Official and Planning Manager.			
68.	Prior to the commencement of any construction or excavation, a temporary screened construction fence shall be installed around the site for the entire duration of construction. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
69.	Construction activity and/or workers shall not cross onto any neighboring property for the duration of construction. Construction activity and/or workers shall not damage any neighboring property during construction.	Building	Special	
70.	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	
71.	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	
72.	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	Building/ Planning	Standard	

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DURING CONSTRUCTION				
	sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the 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.			
73.	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	

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DURING CONSTRUCTION				
74.	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	
75.	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	
76.	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 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.	Building/ Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
77.	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 October 22, 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	
78.	A lot tie, or other appropriate method, shall be completed in order to hold Los Angeles County Assessor's Parcel Numbers 4213-019-010 (addressed 11224 Venice Boulevard), 4213-019-011, 4213-019-012, and 4213-019-031 (addressed 3801 Sepulveda Boulevard) as one parcel; this parcel will utilize the address 3801 Sepulveda Boulevard.	Planning	Special	
79.	An address, viewable and legible from the public way, shall be permanently provided and shall be installed prior to the final inspection.	Fire	Special	
80.	A KNOX box shall be provided and upon completion shall have minimum two sets of keys for all interior and exterior doors.	Fire	Special	
81.	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.	Cultural Affairs	Standard	
82.	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	All	Standard	

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	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 B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			

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ON-GOING				
83.	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 December 9, 2015 , excepted as modified by these Conditions of Approval.	Planning	Standard	
84.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
85.	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	
86.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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87.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
88.	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	