

ATTACHMENT NO. 1

RESOLUTION NO. 2022- P009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT P2022-0081-CUP TO ALLOW THE CONTINUATION OF AN EXISTING PRIVATE SCHOOL AND STAFF INCREASE FROM 40 TO 56 AT 3430 MCMANUS AVENUE IN THE RESIDENTIAL TWO FAMILY (R2) ZONE.

(Conditional Use Permit, P2022-0081-CUP)

WHEREAS, on March 16, 2022, Echo Horizon School/Echo Foundation (the “Applicant” or “School”), filed an application for a Conditional Use Permit to allow continuation of an existing private school with 19 classrooms serving 185 students in grades Pre-K through 6th Grade and with a request to increase staff from 40 to 56, at 3430 McManus Avenue (the “Project”); the Project Site’s legal description being Lots 153 thru 159 and 195 thru 202 of Track No. 5560 with Los Angeles County Assessor number of 4205-012-903; and,

WHEREAS, to implement the proposed Project, approval of the following application is required: Conditional Use Permit, for operation of a private school, to ensure the Project complies with all required standards and City ordinances, and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

WHEREAS, the Project qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 – Existing Facilities; and

WHEREAS, on May 25, 2022, 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 Categorical Exemption, in accordance with CEQA, finding the Project

1 will not result in significant adverse environmental impacts and; (ii) by a vote of ___ to ___,
2 conditionally approved Conditional Use Permit P2022-0081-CUP, as set forth herein below.

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

5 SECTION 1. Pursuant to the foregoing recitations, the provisions of the Culver City
6 Municipal Code (CCMC), Title 17, Section 17.530.020, the following required findings for a
7 CUP are hereby made:

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

12 Both the R1 and R2 Zones allow a private elementary school with an approved CUP on
13 Culver City Unified School District (CCUSD) surplus land. The Project Site is in the R2
14 Zone (R1 is the appropriate zone based on the Site's Land Use designation) and on
15 CCUSD surplus land.

16 The Project Site was the location of the former Washington Elementary Public School
17 which had a maximum enrollment of 330 students. CCUSD closed the School in 1983
18 due to low enrollment but maintained ownership of the Project Site. In July of 1983, the
19 Planning Commission approved a CUP, allowing the Applicant to operate a private
20 elementary school and daycare center at the former public school site for a period of
21 five years with a maximum 250 student enrollment. The Planning Commission granted
22 a series of short-term CUP extensions, running concurrent with the lease agreement
23 between the Applicant and the CCUSD.

24 In January of 1994, the Planning Commission approved Extension of and Modification
25 to the original CUP, extending the CUP to June 30, 2022, coinciding with a 30-year lease
26 agreement between CCUSD and the Applicant. The extension and modification to the
27 CUP allowed the Applicant to increase student enrollment from 250 to 275 students and
28 construct a small addition at the rear of the School building. In January of 2005, the
29 Planning Commission approved the current CUP Modification that allowed an increase
in student enrollment from 275 to 315 students and 40 School staff members. The
Applicant's lease with CCUSD was extended to July 2032 with two 10-year renewal
options. The current CUP request will not have an expiration date as expirations are
normally not imposed on CUPs. The Project Site's physical characteristics, number of
students, and overall school operations will not change except for an increase of staff
from 40 to 56 due to low student to teacher ratios needed for a portion of the student
population that is hard of hearing and additional staffing needed to ensure services for
students with different learning and health profiles.

1 R1 and R2 development standards are intended for residential uses and the School
2 building, constructed in 1934, does not comply with some of the standards. A building
3 originally constructed as a public school does not necessarily align with residential
4 massing and requiring residential standards on a School structure does not achieve the
5 goals and objectives of low density residential neighborhoods. A neighborhood school,
6 by its nature must have enough area and massing to serve the wider residential
7 community. On-site parking complies with applicable Culver City Municipal Code
(CCMC) provisions and further supported by a parking mobility plan. Project conditions,
pursuant to CCMC Section 17.530.025: Conditions of Approval, are imposed on the
project to address potential impacts to surrounding areas.

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

9 Pursuant to Table LU-5 of the Land Use Element, a school is considered an institutional
10 use and is allowed in all City zones. The project is consistent with Objective 1.
11 Neighborhood Character, because its overall design and traffic management/carpool
12 plan minimizes impacts thereby protecting the immediate residential area from
13 excessive traffic, noise, air pollution, and visual intrusions. Through conditions of
14 approval that will address hours of operation, alternate modes of transportation, and
15 traffic circulation, the project is consistent with Objective 16. Land Use Compatibility,
16 that encourages mutually compatible land uses such as an elementary school within a
residential neighborhood. The Project is consistent with General Plan Land Use
designation of Low Density Single-Family as the continuation of the school use without
physical modifications or student body increases, protects the character of the
residential neighborhood. There is no specific plan associated with this property.

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

19 The 88,823 SF site and existing 41,011 SF School building are adequate in size and
20 shape to accommodate the current operations. The School does not propose
21 expansions of School facilities and the student body, but only requests an increase in
22 School staff from 40 to 56 necessary to provide services to special needs students. The
23 site contains all required parking, loading, landscaping, and other features required by
24 the CCMC and those features determined to be reasonably necessary by the Planning
25 Commission or the City Council to make the CUP compatible with the residential area.
26 A detailed student drop-off and pick-up plan ensures parents or guardians do not queue
27 on public streets but rather on the 240 foot internal driveway along the Schools south
28 parking lot. A mobility plan was prepared by the school to provide alternative modes of
29 transportation to single passenger staff members and to reduce the need for parking
related to the requested additional staff members. The mobility and student drop-off
and pick-up plans along with the existing school facilities, and operations ensures the
continuing School use maintains compatibility with current and future land uses in the
Project vicinity.

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

4 The Project Site is 88,823 SF site with an existing 41,011 SF, two-story School building.
5 The School has been in operation since 1935 and the Applicant has operated a private
6 school on Site since 1983. There is no expansion of the existing structures or of the
7 student population. Increase in staff will be hired to better serve the special needs
8 students that the School serves. While the use currently complies with all applicable
9 CCMC Parking Codes, the Applicant has prepared a parking mobility plan to incentivize
10 alternative transportation and further reduce parking demand. The Site and building
11 area and shape of the parcel can sufficiently contain the existing School use. Existing
12 surface parking and drive aisles will remain and continue to accommodate staff parking
13 and drop-off and pick-up activity with access from Roberts Avenue, and exiting onto
14 McManus Avenue. The drop-off and pick-up plan demonstrates that the south parking
15 lot can accommodate a total of 31 vehicles before impacting Roberts Avenue. Large
16 double doors and ample steps at the School main entrance off McManus Avenue
17 adequately provide pedestrian access from the School parking lot or from the student
18 drop-off point at the main entrance. The Project is therefore physically suitable for the
19 type of proposed use and intensity and all operations can be contained within the Project
20 Site without effecting adjoining uses. The Project Site can accommodate required
21 utilities without impacting services to surrounding use.

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

26 Project required conditions, proposed operations, the student drop-off and pick-up plan,
27 and a mobility plan will ensure all continuing school uses will occur on-site without impact
28 to the public right-of-way or adjoining properties. Separation and distance of
29 playgrounds to residential areas with Project walls, fences, and the School building act
as a barrier, further reducing potential impacts. The CUP is not found to be detrimental
to the public interest, health, safety, or general welfare or injurious to persons, property
or improvements in the surrounding residential zoning district or vicinity.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,
in accordance with CEQA pursuant to California Environmental Quality Act (CEQA) Section
15301, Class 1 – Existing Facilities and; (ii) approves Conditional Use Permit P2022-0081-
CUP, subject to: the site and floor plans reviewed by the Planning Commission on May 25,
2022; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein

1 by this reference; and the applicable code requirements set forth in Exhibit B attached hereto
2 and incorporated herein by this reference. The site and floor plans, and Exhibits A and B are
3 collectively referred to as "Project Requirements."

4 SECTION 3. The Project Requirements are hereby imposed on the proposed private
5 school at 3430 McManus Avenue.
6

7 APPROVED and ADOPTED this 25th day May 2022.
8
9

10 _____
11 DANA SAYLES - CHAIRPERSON
12 PLANNING COMMISSION
13 CITY OF CULVER CITY, CALIFORNIA

14 Attested by:
15

16 _____
17 RUTH MARTINDELCAMPO, ADMINISTRATIVE CLERK
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EXHIBIT A
RESOLUTION NO. 2022-P009
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Any new street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
2.	<p>Should the Applicant revise or change the Trash enclosure, the following shall apply:</p> <p>Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any</p>	Public Works/ Fire/ Current Planning	Standard	

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GENERAL				
	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.			
3.	<p>All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service.</p> <p>Should the Applicant revise or change the Trash enclosure, the following shall apply:</p> <p>The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.</p>	Public Works	Standard	
4.	<p>The Project shall comply with all Parking Demand Management (TDM) Plan measures as specifically detailed in the May 11, 2022 Parking Demand Management Plan and as summarized below:</p> <p>a. Centralized Transportation Information Display - A bulletin board, display case, or kiosk will display transportation information such as transit maps, transit routes and schedules, regional ridesharing agency contact information, ridesharing materials, and bicycle routes and facility information.</p> <p>b. Employee Transportation/Carpool Coordinator - The School will establish an Employee Transportation Coordinator (ETC) position. The ETC will be responsible for maintaining the transportation information display and providing services such as on-site transit pass sales, assistance with carpool matching, oversight of the preferred carpool parking program, and other services that include payment of a monthly stipend for employees participating in the carpool program - \$35 per month for each</p>	Trans., Public Works, Planning	Special	

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	<p>employee participating in a carpool and \$40 per month to be distributed evenly among the drivers of each carpool.</p> <p>c. Priority Parking For Employee Carpools - The ETC will establish priority parking for employee carpools, as needed, based on faculty/staff demand.</p> <p>d. New Employee Orientation - Every new employee will be required to participate in an orientation on alternative commute options such as transit and carpooling and an annual Employee Orientation will be offered for all employees.</p> <p>e. Marketing - Annual state- and regional-level events, such as Rideshare Week and Bike-to-Work Day will be advertised and potentially used as the setting for site-specific marketing events and/or transportation fairs.</p> <p>f. Guaranteed Ride Home Program - This program will offer registered alternative commute participants, a free ride home.</p> <p>g. Discounted Transit Passes - As warranted by employee demand, the ETC will negotiate with local transit (train and bus) providers to purchase transit passes in bulk at a discounted rate (e.g., through a Transit Access Pass, TAP program) and provide School faculty/staff with a minimum 50% discount on transit pass costs.</p> <p><u>Optional Measures:</u> The following TDM measures are optional and can be implemented by the School, if needed, to reduce automobile parking demands.</p> <p>h. Parking Cash Out - Full-time employees may be offered the option to be paid annually, a \$400 parking subsidy for any expenses</p>			

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GENERAL				
	<p>associated with commuting to and from work through use of a non-automobile modes such as public transit, bicycling, or walking, in exchange for relinquishing a parking space.</p> <p>i. Bicycle Tool and Repair Stand - The School may install a bicycle tool and repair stand on site, in a well-lit area accessible to Project faculty/staff and near on-site bicycle parking.</p> <p>j. Free On-Site Shared Bicycles - The School may provide up to 3 free on-site shared bicycles to be used by Project faculty/staff.</p> <p>k. Long-Term Bicycle Parking Supply - The School may provide additional long-term bicycle parking spaces beyond the School's existing 10 short-term bicycle parking spaces.</p>			
5.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Current Planning	Standard	
6.	Within 30 days of the Planning Commission approval of the CUP, a covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard Special	
7.	Within 30 days of the Planning Commission approval of the CUP, the Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the	Current Planning/ City Attorney	Standard Special	

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GENERAL				
	City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.			
8.	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 April 7, 2022 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	
9.	<p>The Project shall be subject to the following special conditions:</p> <p>a. All conditions herein shall supersede those conditions contained in previous Planning Commission resolutions approving, extending, and modifying previous Conditional Use Permits.</p> <p>b. The Project site plan shall conform to the preliminary development plans dated, March 11, 2022.</p>	Current Planning	Special	

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GENERAL				
	<p>c. Conditions of approval herein shall apply to the applicant, the operator of the school, and any successor business that may legally assume benefit of these entitlements.</p> <p>d. At any one time, the maximum number of staff shall not exceed 56 and the maximum number of enrolled students shall not exceed 315, with a maximum age of 13.</p> <p>e. Every year the school shall submit to the Planning Division, an enrollment schedule indicating total pre-school, elementary school, after school day care, and school staff enrollment.</p> <p>f. The minimum number of required on-site parking spaces shall be at least 41 as shown on preliminary development plans dated, March 11, 2022.</p> <p>g. School associated parking such as employee parking shall not be allowed to park on nearby residential streets or in the Syd Kronenthal Park parking lot except as may be allowed pursuant to a special event permit and / or park permit parking.</p> <p>h. Should the school use discontinue for a period of more than one year, the Conditional Use Permit for operation of a school shall be null and void and no private school shall be allowed to take advantage of the Conditional Use Permit to operate a school at this location.</p> <p>i. Times for general school operations including the daycare program and administrative functions shall be limited to 7:30 A.M. to 6:30 P.M., Mondays through Fridays.</p> <p>j. The number of evening school events that would necessitate off-site parking shall be</p>			

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GENERAL				
	<p>limited to six (6) per year. Prior to scheduling such events, the school shall contact the Parks, Recreation, and Community Services Department to avoid any conflict with the evening use of Syd Kronenthal Park. Such events shall not be scheduled on the two nights prior to street sweeping days in the neighborhood.</p> <p>k. The driving aisle in the parking lot shall be designated as a two-lane, one-way drive with entry from Roberts Avenue and exit to McManus Avenue. It shall also serve as the major component of the on-site queuing area. The parking lot gates shall be open no later than one-half hour before school dismissal, Monday through Friday, to allow parents who arrive early to queue onsite.</p> <p>l. The school shall not allow the queuing of vehicles to extend beyond the School's northern property line on Roberts Avenue. A School staff member shall be positioned at this location to ensure this condition is enforced.</p> <p>m. The School shall continue its Education and Internal Enforcement Program, informing parents and guardians of students on obedience to applicable traffic controls, speed limits, and parking regulations.</p> <p>n. If not already in place, the school, at their expense, shall post parking restriction signs on McManus Avenue adjacent to the school site necessary to accomplish the following:</p> <p>i. Parking on the east side of McManus Avenue between the entry and the exit of the circular driveway for the school shall be prohibited from 8:00 A.M. to 4:00 P.M. on school days.</p>			

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GENERAL				
	<ul style="list-style-type: none"> ii. Parking on the east side of McManus Avenue between the parking lot driveway and the circular driveway entry shall be prohibited on school days from 1:30 P.M. to 3:00 P.M. on Mondays and from 2:30 P.M. to 4:00 P.M. on Tuesdays through Fridays. o. Modifications to these parking restrictions necessitated by changes in the school's schedule or the City's street sweeping schedule shall be at the applicant's expense. p. The agreement with the City for the maintenance of the 4 foot wide strip of City-owned land along the south property line, used by the school, shall remain in effect. q. The Current Planning Manager may authorize the modification of the fence/wall along the northern boundary line of the school property to ensure privacy for the residence north of the site. r. If deemed necessary by the City, the school shall undertake additional noise attenuation measures to be approved by the City. 			
10.	<p>The Applicant's current Student drop-off/pick-up and traffic circulation plan shall continue and shall include the following features:</p> <ul style="list-style-type: none"> a. Drop-off/pick-up for carpools begins with vehicles entering from Roberts Avenue southbound, onto the one-way westbound queuing lane in the south parking lot, turning right onto McManus Avenue northbound, and turning right into the circular drive (at the front of the School) where children are dropped off/picked up. b. Parents with only one child in their vehicle must park in one of two Park parking lots (Syd 	Current Planning	Special	

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GENERAL				
	<p>Kronenthal Park) and walk their children into the School.</p> <p>c. School staff members shall assist children out of or into the vehicles.</p> <p>d. School staff members shall provide traffic control so that vehicles circulate easily from Roberts Avenue to the queuing lane, onto McManus Avenue, and into the circular drive.</p> <p>e. School staff members shall provide traffic control so that vehicles do not queue beyond the north property line along the Roberts Avenue frontage.</p>			
11.	The school is required to submit a letter assessment from a licensed traffic engineer, at annual intervals regarding parking impacts	Public Works	Special	
12.	Historical Preservation Certificate of Appropriateness, HPCA P-2004142, approved on January 12, 2005, shall remain in effect.	Current Planning	Special	
13.	A KNOX Box may be required for the building and KNOX key switches may be required to open all security gates and driveway gates.	Fire	Special	
14.	The Project shall be subject, as appropriate, to the Comprehensive Standard Conditions of Approval and Standard Code Requirements adopted by the Planning Commission on July 28, 2021, for any future building construction and/or modifications to this CUP.	All	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
15.	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 May 25, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
16.	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	
17.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All	Standard	
18.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

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

GLOSSERY OF ABBREVIATIONS

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

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
4.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
5.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
6.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		
7.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
8.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete	Public Works		

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Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	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").			
9.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
10.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
11.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
12.	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		
13.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer.	Public Works		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.			
14.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
15.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
16.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSERY OF ABBREVIATIONS

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