

ATTACHMENT NO. 3

RESOLUTION NO. 2022- P015

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, (1) APPROVING SITE PLAN REVIEW, P2022-0178-SPR;
4 AND (2) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DENSITY
5 AND OTHER BONUS INCENTIVES P2022-0178-DOBI, FOR A PROPOSED
6 MIXED USE PROJECT CONSISTING OF A 3-STORY AND 4-STORY BUILDING
7 WITH 34 MULTI-FAMILY RESIDENTIAL DWELLING UNITS THAT INCLUDE 2
8 VERY LOW INCOME AND 4 WORKFORCE UNITS, ABOVE 2,725 SQUARE
9 FEET OF NEW GROUND FLOOR COMMERCIAL CULTURAL SPACE AT 9763
10 CULVER BOULEVAR AND 9814 WASHINGTON BOULEVARD IN THE
11 COMMERCIAL DOWNTOWN (CD) ZONE SUBJECT TO CONDITIONS OF
12 APPROVAL.

(Site Plan Review and Density and Other Bonus Incentives,
P2022-0178-SPR, -DOBI)

12 WHEREAS, on June 14, 2022, REthink Development (the "Applicant"), filed applications
13 for a Site Plan Review and Density and Other Bonus Incentives to allow demolition of a vacant
14 single family house and construction of a new 52 foot high, 3 to 4-level, 22,778 square foot
15 mixed use building with a new 2,725 square foot, ground floor commercial arts space and 34
16 residential units that includes 2 very low-income and 4 workforce housing units, in the
17 Commercial Downtown (CD) Zone (the "Project"). The Project site is described as Lot 4 and a
18 portion of Lot 27 of Block No, 1 of Tract. No. 1775 and Lot 3 of Block No. 1 of Tract No. 1775,
19 with. Los Angeles County Assessor numbers 4207-006-915 and 4207-006-003; and,
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22 WHEREAS, to implement the proposed Project, approval of the following applications is
23 required:

24 1. Site Plan Review P2022-0178-SPR: To ensure the Project is in compliance with
25 the required standards, design guidelines, and ordinances of the City; minimize potential
26 adverse effects on surrounding properties and the environment; and protect the integrity and
27 character of the residential, commercial, and public areas of the City; and
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1 2. Density and Other Bonus Incentives P2022-0178-DOBI: To ensure
2 implementation of State law requirements for density bonuses and other bonus incentives and
3 the goals and policies of the Housing Element of the City's General Plan; and,

4 WHEREAS, the Project qualifies for a categorical exemption, pursuant to California
5 Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects
6 because the proposed Project is consistent with the Downtown (Commercial) General Plan Land Use
7 designation and the Commercial Downtown (CD) Zoning standards. The Project Site is on a 0.29-acre
8 site surrounded by urban land uses (e.g., commercial uses, medical and hospital uses, and municipal
9 buildings). The Project Site currently consists of a vacant single-family home and a commercial
10 restaurant building, and has no value as a habitat for endangered, rare, or threatened species. The
11 Project would not result in any significant effects relating to traffic, noise, air quality, or water quality
12 because it is within the anticipated development threshold for this area. Project specific studies did not
13 identify significant impacts and required utilities and public services are provided as determined by the
14 City; and
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17 WHEREAS, on August 10, 2022, after conducting a duly noticed public hearing on the
18 subject application, including full consideration of the application, plans, staff report,
19 environmental information and all testimony presented, the Planning Commission (i) by a vote
20 of 4 to 0, adopted a Categorical Exemption, in accordance with CEQA, finding the Project
21 will not result in significant adverse environmental impacts; and (ii) by a vote of 4 to 0,
22 conditionally approved Site Plan Review, P2022-0178-SPR; and (iii) by a vote of 4 to 0,
23 recommended to the City Council approval of Density and Other Bonus Incentives, P2022-
24 0178- DOBI, as set forth herein below.
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27 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
28 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
29

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

3 **Site Plan Review:**

4 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site
5 Plan Review are hereby made:

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

12 The general layout of the Project is consistent with the Commercial Downtown (CD)
13 zoning district and the Mixed-Use Development Standards. The Project incorporates
14 commercial ground floor space for both a new art and cultural venue and an existing
15 restaurant building, a residential lobby area along Washington Boulevard, and
16 preservation of the existing paseo connecting Culver and Washington Boulevards,
17 thereby creating a pedestrian friendly commercial streetscape. The residential portion
18 is consistent with mixed use standards with units located above the ground floor
19 commercial level, separated from the commercial activity. Open space is provided
20 all dwelling units with common open space decking equaling or exceeding minimum code
21 standards. Use of decking at each residential level is enhanced with potted plants
22 allowing for flora in an otherwise limited volumetric area. Portions of building facia are
23 at or near the property lines for both the Washington and Culver Boulevard street
24 frontages and at a height of 52 feet, Project orientation is pushed to the street to create
25 a medium density Downtown pedestrian place, consistent with CD development
26 standards that foster such urban spaces.

27 Pedestrian access and circulation are achieved directly from the public sidewalk on both
28 street frontages and from the paseo that all lead to various components of the Project
29 ground level like the restaurants, art venue, Kirk Douglass Theatre (KDT) workspace
area and the trash enclosure, and the residential lobby that includes the elevator leading
to the residences above the ground floor. Street curb loading directly adjacent to the
Project on Washington Boulevard will adequately serve both the commercial and
residential portions of the Project after review and approval by the City. The Project
height is above the maximum 44 feet allowed in the CD Zone and there is no on-site
parking. Relief from the height and parking standards are allowed as concessions
granted to the developer in return for 2 very low income and 4 workforce residential
units, consistent with State Density Law and Culver City's Zoning Code Mixed Use
Development standards.

B. The architectural design of the structure and the materials and colors are

1 **compatible with the scale and character of surrounding development and other**
2 **improvements on the site and are consistent with the purpose and intent of this**
3 **Chapter, the requirements of the zoning district in which the site is located, and**
4 **with all applicable development standards and design guidelines.**

5 The Project design includes planted exterior walkways linking its two buildings, which
6 give way to the public paseo below, connecting the two major street frontages, allowing
7 passersby to spill into the site. The residences on the upper floors have a view of the
8 street below, connecting the development to the Downtown's many patrons and
9 theatergoers. The mixed-use development's materiality takes notes from neighboring
10 buildings, displaying wood and planting into the courtyards. Building faces include black
11 metal panels on the 4-level building contrasted with tan wood siding on the 3-level
12 building. Glazing is comprised of a series of rectangular windows and outside decking
13 between the 2 buildings provides additional natural light for residences. Black metal fins
14 accent the ground level residential lobby and a stairwell to the left of the residential
15 lobby.

16 Architectural massing and scale are designed to be compatible with the adjacent
17 commercial uses in the Downtown area. As small studio and 1-bedroom units within 3
18 to 4 level structures, the massing will be comparable to the 3 to 4 level Brick and Machine
19 facing the Project on the north side of Washington Boulevard, the 3 level Culver City
20 City Hall facing the project on the south side of Culver Boulevard, and the multi-level
21 One Culver commercial building facing the KDT on the west side of Duquesne Avenue.
22 The building's block shape and 2 tone material/color palette of black coated steel and
23 tan wood siding are reminiscent of the 2 tone Brick and Machine building, furthering
24 compatibility with immediate Downtown developments. The Project, as designed with
25 the proposed uses is compatible with the Downtown neighborhood.

26 Modern in design, the mixed- use building is made of straight lines with intentionally
27 staggered vertical and horizontal segments creating a varying articulation. Outside
28 decking at each residential level acts as a membrane connecting the Project's 2
29 buildings and provides additional breaks in building volume. This kind of "in and out" and
"up and down" pattern helps to soften the massing of the 52-foot-high building, attracting
the viewer to the lines and architecture instead of its height and bulk. The ratio of glazing
to solid surface street fronting walls is proportional, given the narrow and compact nature
of the Project architecture. Metal screening allowing a view into the residential lobby
from the street frontage respects both mixed use pedestrian-oriented standards and
security for the Project's residential users.

The Project is designed to conform to applicable provisions of the Mixed-Use
Development Standards, Commercial Downtown (CD) Zone, and applicable City
development standards, except for concessions and waivers consistent with State
Density Law.

28 **C. The landscaping, including the location, type, size, color, texture, and coverage**
29 **of plant materials, provisions for irrigation, and protection of landscape elements**

1 **has been designed to create visual relief, complement structures, and provide an**
2 **attractive environment and is consistent with the purpose and intent of this**
3 **Chapter, the requirements of the zoning district in which the site is located, and**
4 **with all applicable development standards and design guidelines.**

5 The existing public walkway, or paseo, is enhanced and more inviting between the new
6 arts space and the existing Café Vida restaurant building. New highlights of landscaping
7 and decorative paving create a pleasant public space. The paseo divides the Project
8 into 2 buildings, a 3-level building to the east and a 4-level building to the west. The
9 landscaping at the ground level continues in strategic pockets and on the upper floors
10 with planters. Each residential level is surrounded with outdoor decking and light wells
11 and potted plants. The proposed landscaping meets Zoning Code requirements and
12 provides a visual relief that also acts to complement the use of the building's finishes.
13 The interior courtyards contain potted planting and shrubs. A mix of sunset acacia,
14 shrubs, and flowering plants at various outdoor decking levels will give the Project a look
15 reminiscent of a hanging garden and will complement the wood siding as well as contrast
16 with the metal screening. Although there is limited area for landscaping on the Project
17 Site, the proposed landscaping provides visual relief to the buildings massing,
18 complements the site's streetscape, and provides some privacy for Project residents.

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

23 The proposed location of the commercial portion of the Project will not result in conflicts
24 with uses in the existing adjacent Downtown area but rather will add to the commercial
25 activity by converting a vacant and dilapidated house into a functioning arts and cultural
26 venue. The Project has been designed to conform to all applicable provisions of State
27 Density Law, Mixed Use Development Standards, Commercial Downtown (CD) Zone
28 standards, and all City development standards. The building mass and scale is
29 consistent with the base zoning height and setback allowances and has been designed
to be compatible with the adjacent commercial uses along Washington and Culver
Boulevards. Through DOBI concessions, varied setbacks along the street frontages
and breaks at upper levels with outside decking distributes the Project's massing while
providing a zero setback at certain portions, thereby bringing the project to the street,
and enhancing the pedestrian experience. The new commercial space will encourage
active use of the arts and cultural site by the Downtown community and nearby
residential and commercial occupants. Separation of the ground floor lobby and
residents above from the commercial arts space will ensure security for Project
residential users. Adequate and ample public sidewalks and the internal paseo provide
adequate access for Project users without interfering with neighboring commercial
properties. Further, there are no vehicular conflicts because as allowed through State
Density Law, there is no parking and no driveways for surface or subterranean parking.

The Project's design and layout will not create conflicts with the use and enjoyment of

1 adjacent commercial areas and future development and will reduce the possibility of
2 vehicular or pedestrian hazards. The overall improvement of converting an unutilized
3 site to an economically functioning modern building with commercial and residential
4 users is consistent with the City's intent to assure the on-going viability of its commercial
5 corridors and is in the best interest of the public health, safety, and general welfare.

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

11 The existing and proposed public service facilities necessary to accommodate the
12 Project such as: the width and pavement of the adjoining streets, traffic control devices,
13 sewers, storm drains, sidewalks, street lights, proposed street trees, fire protection
14 devices, and public utilities are provided for adequately as confirmed by the City
15 agencies that reviewed the Project during the interdepartmental review process.

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

18 The Culver City General Plan Land Use Element designates the property as Downtown.
19 The property is zoned Commercial Downtown which permits the proposed mixed-use
20 development. The application includes concessions and waivers to allow relief of certain
21 development standards to ensure affordable and workforce housing as required under
22 State Density Law. The commercial arts and existing restaurant activity are consistent
23 with General Plan Land Use Objective 22 which encourages reinvestment in the
24 Downtown area to improve economic activity, visual quality, and the pedestrian
25 environment. Preservation of the existing restaurant spaces contributes to a positive
26 nightlife ambience created by sidewalk café and restaurant uses, consistent with Policy
27 22.A. The new ground floor use implements Policy 22.B that encourages entertainment
28 opportunities and options because the new space will be an arts and cultural space.
29 The Project is consistent with General Plan Land Use Objective 6 – Commercial
Corridors – because the mixed-use development will revitalize the physical character
and economic wellbeing of this specific portion of the Downtown commercial corridor by
repurposing a vacant dilapidated house that breaks the pattern of an otherwise active
Downtown community.

The Project's housing component is consistent with various Housing Element policies.
It implements the Housing Element quantified objectives and Regional Housing Needs
Assessment (RHNA) 6th Cycle, 2021 to 2029 by providing 2 of the 554 very low-income
units and 32 of the 1,069 above market rate units that includes 4 workforce housing
units, as noted below:

Table 44: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	554	554	604	560	1,069	3,341
Preservation	30	30	60	0	0	120
Conservation	29	30	134	38	0	231

More specifically, the housing component implements Objective 2 – Housing Supply by expanding opportunities for a variety of housing types such as provisions for small studio and one-bedroom units. The housing’s proximity to Culver City Bus Line 1 and Metro Line 33, both of which connect with the Metro E Line (Expo) Culver City station furthers Policy 2.B that promotes housing access to the LA Metro E Line Culver City Station. The Project design, as noted above in previous Findings above, is compatible with surrounding Downtown developments such as the Brick and Machine as called for in Policy 2.C that promotes mixed use residential developments that are compatible with nonresidential uses in the area. A concession eliminates the required parking as stated in Policy 2.G that promotes reduced parking requirements to incentivize production of affordable housing and take advantage of the City’s new circulator service. The Project’s 2 very-low-income units, 4 workforce units, and 28 market rate units provides a diverse range of rental housing opportunities meeting the needs of Culver City’s varied socioeconomic segments, consistent with Objective 3. - Housing Affordability. The Project executes Policy 3.A because it involves granting a density increase and relief from Zoning Code required height limits, on-site loading and parking, minimum unit size, and percentage of small units through concessions and waivers, as called for by the Zoning Code and the State Density Bonus law in return for affordable housing units.

Density Bonuses and Other Bonus Incentives:

As outlined in CCMC Title 17, Section 17.580.020, the following required findings for a Density Bonus and Other Bonus Incentives are hereby made:

A. The project would be compatible with the purpose and intent of the General Plan and the provisions of this Title.

The Culver City General Plan Land Use Element designates the property as Downtown. The property is zoned Commercial Downtown which permits the proposed mixed-use development. The application includes concessions and waivers to allow relief of certain development standards to ensure affordable and workforce housing as required under State Density Law. This commercial arts and existing restaurant activity are consistent with General Plan Land Use Objective 22 which encourages reinvestment in the Downtown area to improve economic activity, visual quality, and the pedestrian environment. Preservation of the existing restaurant spaces contributes to a positive nightlife ambience created by sidewalk café and restaurant uses, consistent with Policy 22.A. The new ground floor use implements Policy 22.B that encourages entertainment opportunities and options because the new space will be an arts and cultural space.

1 The Project is consistent with General Plan Land Use Objective 6 – Commercial
 2 Corridors – because the mixed-use development will revitalize the physical character
 3 and economic wellbeing of this specific portion of the Downtown commercial corridor by
 repurposing a vacant dilapidated house that breaks the pattern of an otherwise active
 Downtown community.

4 The Project’s housing component is consistent with various Housing Element policies.
 5 It implements the Housing Element quantified objectives and Regional Housing Needs
 6 Assessment (RHNA) 6th Cycle, 2021 to 2029 by providing 2 of the 554 very low-income
 7 units and 32 of the 1,069 above market rate units that includes 4 workforce housing
 units, as noted below:

8 *Table 44: Quantified Objectives*

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	554	554	604	560	1,069	3,341
Preservation	30	30	60	0	0	120
Conservation	29	30	134	38	0	231

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 13 More specifically, the housing component implements Objective 2 – Housing Supply by
 14 expanding opportunities for a variety of housing types such as provisions for small studio
 15 and one-bedroom units. The housing’s proximity to Culver City Bus Line 1 and Metro
 16 Line 33, both of which connect with the Metro E Line (Expo) Culver City station furthers
 Policy 2.B that promotes housing access to the LA Metro E Line Culver City Station.
 17 The Project design, as noted above in previous Findings above, is compatible with
 surrounding Downtown developments such as the Brick and Machine as called for in
 18 Policy 2.C that promotes mixed use residential developments that are compatible with
 nonresidential uses in the area. A concession eliminates the required parking as stated
 19 in Policy 2.G that promotes reduced parking requirements to incentivize production of
 affordable housing. The Project’s 2 very-low-income units, 4 workforce units, and 28
 20 market rate units provides a diverse range of rental housing opportunities meeting the
 needs of Culver City’s varied socioeconomic segments, consistent with Objective 3. -
 21 Housing Affordability. The Project executes Policy 3.A because it involves granting a
 22 density increase and relief from Zoning Code required height limits, on-site loading and
 parking, minimum unit size, and percentage of small units through concessions and
 23 waivers, as called for by the Zoning Code and the State Density Bonus law in return for
 24 affordable housing units.

25 These density increases are consistent with expected development thresholds and
 26 build-out projections as delineated in the Culver City 1996/2000 General Plan Land Use
 27 Element, the SCAG’s Connect SoCal 2020 (2020–2045 Regional Transportation
 Plan/Sustainable Communities Strategy), the SCAG/HCD Regional Housing Needs
 28 Assessment 6th Cycle, 2021 to 2029, and the SCAQMD 2016 Air Quality Management
 Plan (AQMP).

1 **B. The project will not be detrimental to the public interest, health, safety, or general**
2 **welfare, or injurious to persons, property, or improvements in the vicinity and**
3 **zoning district in which the property is located.**

4 The Site provides adequate onsite pedestrian circulation and complies with Zoning Code
5 and State Density Law requirements. A concession eliminating parking will reduce
6 potential vehicular hazards. No off-site circulation hazards are presented by the Project
7 since access points are designed to ensure elimination of conflicts between Project
8 residents and businesses and surrounding Downtown users. Adequate sidewalks, a
9 residential only lobby with elevator, and interior courtyards and walkways assure
10 pedestrian access that is separated from the Project's ground floor commercial spaces.
11 The use and enjoyment of neighboring developments are not negatively impacted or
12 interfered with, as the existing ground floor restaurant use within the Project as well as
13 restaurants further east of the Project Site will continue during construction and will not
14 be encroached upon once the Project is operational. The Kirk Douglas Theatre will
15 continue to operate during construction and will not be encroached upon once the
16 Project is operational.

17 Concessions and waivers will not be detrimental to the public interest, health, safety,
18 and general welfare because such relief of code requirements allowed under State
19 Density Bonus Law will result in two very low income and 4 workforce units, which is
20 necessary to achieve Culver City's housing needs and the regional housing needs as
21 directed by the 6th RHNA Cycle. Further, massing of the Project, with a narrow look and
22 differing setbacks, including a near 0 setback in certain portions continues the
23 Downtown building frontage and pedestrian experience on both Washington and Culver
24 Boulevards. The 52-foot height limit is consistent with the maximum allowed height of
25 56-feet in the City and upper level outside decking for residents provides an inviting view
26 for the Downtown community.

27 The Project replaces a dilapidated, vacant house with a new ground floor arts venue
28 complimenting existing adjacent restaurant and theatres uses and 34 new residential
29 uses including affordable dwellings. The conditions of approval and compliance with all
CCMC requirements and other City standards and guidelines will ensure the Project will
not be a detriment 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 use of both Community Benefits and State Density Bonus Law
density increases will compliment any future mixed-use projects in the Downtown area
that may seek to increase their density in similar fashion. Further, by increasing housing
density on the site and providing 2 affordable housing units and 4 workforce housing
units will be in the best interest of the public health, and general welfare.

30 **C. The number of dwellings can be accommodated by existing and planned**
31 **infrastructure capacities.**

32 The site is in an existing urbanized neighborhood, and is currently developed with a
33 vacant, dilapidated house and a restaurant building. Public facilities to the site currently

1 exist and will be upgraded, augmented, and/or replaced as required by project
2 conditions. City review of the Project did not determine that upgrades to the existing
3 facilities could not be achieved. Further, the existing and proposed public service
4 facilities necessary to accommodate the Project such as: the width and pavement of the
5 adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights,
6 proposed street trees, fire protection devices, and public utilities are provided for
adequately as confirmed by the City agencies that reviewed the Project during the
interdepartmental review process. Finally, the Project will upgrade a portion of the
Project that is dilapidated and vacant.

7 **D. Adequate evidence exists to ensure that the development of the property would**
8 **result in the provision of affordable housing in a manner consistent with**
9 **Government Code, Section 65915, or as may be amended, and the purpose and**
10 **intent of this Title.**

11 The Project's base density per the Zoning Code Mixed Use standards and after
12 community benefits that provide 4 workforce housing units is 22 units. Based on State
13 Density Bonus Law, the applicant is requesting a 50% density increase in return for
14 reservation of 2 very low-income households. The Project proposes a density increase
15 of 15 units for a total of 34 units. The Project's 2 very low-income units will be
covenanted for 55 years for very low-income individuals or households. The covenant
requiring affordability for 55 years will be a Project condition. Adequate evidence exists
to ensure that the development of the Project site will result in the provision of affordable
housing in a manner consistent with Government Code, Section 65915.

16 **E. There are sufficient provisions to guarantee that the designated dwelling units**
17 **would remain affordable in the future.**


18 The Project will result in 34 units with 2 of those units covenanted for 55 years for very
19 low-income individuals or households. The covenant requiring affordability for 55 years
20 will be a Project condition and will be administered by the City's Housing Authority to
21 ensure compliance with State affordable housing law including residents of these units
22 meeting very low-income criteria. Certificates of Occupancy will not be granted until
covenants are recorded with the County and the Housing Authority has approved the
selection process for the tenanting of the Affordable units.

23 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
24 Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,
25 pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill
26 Development Projects, finding the Project will not result in significant adverse environmental
27 impacts; (ii) approves Site Plan Review P2022-0178-SPR; and (iii) recommends the City
28

1 Council adopt Density and Other Bonus Incentives, P2022-0178-DOBI, subject to: the site and
2 floor plans reviewed by the Planning Commission on August 10, 2022; the conditions of
3 approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; and
4 the applicable code requirements set forth in Exhibit B attached hereto and incorporated herein
5 by this reference, attached hereto and incorporated herein by this reference. The site and floor
6 plans, and Exhibits A and B, are collectively referred to as "Project Requirements."
7

8 SECTION 3. The Project Requirements are hereby imposed on the proposed mixed-
9 use development at 9814 and 9810 Washington Boulevard and 9763 and 9739 Culver
10 Boulevard.
11

12 APPROVED and ADOPTED this 10th day of August 2022.

13 
14 Ed Osorio for
15 ~~NANCY BARBA - CHAIRPERSON~~ Vice Chair
16 PLANNING COMMISSION
17 CITY OF CULVER CITY, CALIFORNIA

18 Attested by:

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21 RUTH MARTELDELCAMPO, ADMINISTRATIVE CLERK
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EXHIBIT A
RESOLUTION NO. 2022-P015
Site Plan Review and Density and Other Bonus Incentives, P2022-0178-SPR, -DOBI
9814 and 9810 Washington Blvd / 9763 and 9739 Culver Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	Unless revisions are required by the City, 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	Public Works/ Fire/ Current Planning	Standard	

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 9814 and 9810 Washington Blvd / 9763 and 9739 Culver Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>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 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.</p>			
6.	<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. 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	
7.	<p>Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project. The applicant shall submit a waste management plan to EPO for review and approval.</p>	Public Works/ EPO	Standard	

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 9814 and 9810 Washington Blvd / 9763 and 9739 Culver Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
8.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.	Public Works	Standard	
9.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". 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 by Transportation Department.</p> <p>The Project shall incorporate the following Trip Reduction Measures:</p> <p>a. All new tenants with a minimum one -year lease, will be provided, free of charge:</p> <p style="margin-left: 20px;">I. one-month Metro or Culver City bus pass</p> <p style="margin-left: 20px;">II. one-month bus pass or \$25 credit with the micro-mobility service of their choice (Metro bike share, Bird, Lime, etc.)</p> <p>b. The loading zone adjacent to the north facing Project will be expanded to support easy rideshare drop off and pick up as well as other deliveries.</p> <p>c. Secure bicycle storage for 36 bicycles with a maintenance area equipped with common tools and tire pump for repairs.</p> <p>d. All tenants will have free access to a shared cargo bicycle that will be kept in the bicycle room.</p>	Trans., Public Works, Current Planning	Special	

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GENERAL				
	e. In addition to the 36 residential bicycle spaces, the Project shall provide 4 short term bicycle parking spaces.			
10.	The Project shall upgrade adjacent bus stop(s), as applicable, to each include new bus shelter, bench, trash receptacle, bus stop sign, real-time information display, sign post, twelve-foot (12) wide concrete bus pad (same length as the bus stop zone), red curb (same length as the bus stop zone), and widen the sidewalk to a minimum of ten (10) feet. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop standards. The final location, layout and bus stop amenities shall comply with Culver CityBus Bus Stop Standard and approved by Transportation Department.	Trans.	Standard	
11.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.	All Depts	Standard	
12.	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	
13.	The Project is subject to the following Public Works Special Conditions: a. 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	Public Works	Special	

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GENERAL				
	<p>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.</p> <p>b. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas.</p> <p>c. 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. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.</p> <p>d. Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.</p> <p>e. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of the Building permit.</p>			

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GENERAL				
	<p>f. Unless otherwise permitted pursuant to the Construction Management Plan, during construction, pedestrian access along the project's frontage shall be maintained at all times.</p> <p>g. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.</p> <p>h. The Project shall remove and replace all existing sidewalk along the project's frontage. All new sidewalk shall be ADA compliant.</p> <p>i. All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.</p> <p>j. Any adjustments to the existing traffic control devices on Culver Boulevard associated with the Move Culver City project shall be subject to review and approval of the Transportation Department.</p> <p>k. Project will be required to place a pull box and conduit to connect to the project's proposed networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on-site.</p> <p>l. The applicant shall install one street tree on Washington Boulevard with irrigation according to the Urban Forest Master Plan.</p> <p>m. If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation.</p>			

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GENERAL				
	<p>n. Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.</p>			
14.	<p>The following are Building Safety special conditions:</p> <p>a. The Projects shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees paid, with associated complete plan and</p>	Building Safety	Special	

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GENERAL				
	<p>supporting documentation set. Currently, 2019 California Building Codes.</p> <p>b. A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not limited to: means of egress plan, fire rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height, and area analysis.</p> <p>c. The building plan check submittal shall include a letter from a Certified Access Specialist, CASp that they have reviewed the construction documents and provided consulting for compliance.</p> <p>d. Any prefabricated units shall be listed, approved, and manufactured in an approved fabricated facility.</p>			
15.	<p>The following are Fire special conditions:</p> <p>a. The building shall have fire sprinklers installed per 2019 NFPA 13/13R requirements and CCMC 9.02. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.</p> <p>b. Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement.</p> <p>c. A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3).</p>	Fire	Special	

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GENERAL				
	<p>d. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. Please show the location of all hydrants within 300 feet of the property.</p> <p>e. The Project shall provide addresses viewable from the public way.</p> <p>f. The Project shall provide a fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system.</p> <p>g. Trash areas within five feet of the building shall be protected by fire sprinklers.</p> <p>h. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements. (No foam products shall be used.)</p> <p>i. Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.</p> <p>j. The Project shall provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.</p> <p>k. The Project shall provide fire extinguishers, size, location and type shall be approved by Fire Marshal.</p> <p>l. The Project shall provide access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.</p>			

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GENERAL				
	<p>m. All rooms in the interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.</p> <p>n. All emergency lights and exit lights shall have self-contained battery backup power.</p>			
16.	The Project is contingent upon approval by the City Council of a Disposition and Development Agreement (DDA) governing the final dispensation and conveyance of a portion of the Project Site from the City to the Applicant. The Project shall be subject to final Conditions of that DDA.	Current Planning/ Econ Dev	Special	
17.	<p>Consistent with Predevelopment Plans approved by the Planning Commission at the August 10, 2022, Planning Commission Meeting and in accordance with DOBI related density increases and concessions the Project shall:</p> <p>a. Provide a maximum 34 dwelling units;</p> <p>b. Reserve 2 very-low income affordable units;</p> <p>c. Reserve 4 workforce units;</p> <p>d. Be allowed a maximum height of height of 52 FT and 4 stories;</p> <p>e. Not be subject to required on-site loading and parking;</p> <p>f. Be allowed less than the code required minimum unit sizes as noted in the Predevelopment Plans;</p> <p>g. Be allowed greater than the maximum 25% allowed micro/studio units as noted in the Predevelopment Plans.</p>	Current Planning/ Econ Dev	Special	
18.	<p>Consistent with Predevelopment Plans approved by the Planning Commission at the August 10, 2022, Planning Commission Meeting and Pending City Council approval of the DDA, unless otherwise revised by the City Council, the Project shall not be subject to:</p> <p>a. Mixed-use commercial ground floor restrictions;</p>	Current Planning/ Econ Dev	Special	

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GENERAL				
	b. Multi-family and mixed-use outside unit storage space requirements; c. The minimum 75% 0-setback facing Culver and Washington Boulevards.			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
19.	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	
20.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, tying all Project lots together such that they cannot be sold separately and construction across property lines shall be allowed, 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.	Current Planning/ City Attorney	Special	
21.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without	City Attorney	Standard	

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	<p>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.</p>			
22.	<p>A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</p>	All Depts	Standard	

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	<p>b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>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.</p> <p>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.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>movement of vehicles into and out of the Property.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<ul style="list-style-type: none"> ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. f. <u>Foundation shoring and/or foundation piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans. 			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
23.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
24.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
25.	<p>a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.</p>	All Depts	Standard	

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DURING CONSTRUCTION				
26.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
27.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
28.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
29.	<p>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.</p> <p>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.</p> <p>Building Safety reserves the right to adjust allowed construction staging areas during the course of the project.</p>	Building	Standard	

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DURING CONSTRUCTION				
30.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Current Planning Public Works	Standard	
31.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
32.	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	
33.	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	
34.	Compliance with the following noise standards shall be required with at all times:	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	<p>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;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>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;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>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.</p>			
35.	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. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle	Building/ Public Works	Standard	.

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	<p>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.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
36.	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 June 23, 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	
37.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.</p>	All	Standard	
38.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
39.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
40.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., b. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., c. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.	All	Standard	
41.	A covenant and agreement, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney, reserving for a period of 55 years commencing with the first day being the date of recordation with the County of Los Angeles, 2 units within the development for individuals or families or households meeting very low income levels as established by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City affordable housing criteria, 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 and the Housing Authority. The 55-year requirement shall remain in place even if the project is modified from a rental project to a for-sale project.	Current Planning/ Housing Authority	Special	
42.	A covenant and agreement, on a form provided by the Current Planning Division	Current Planning/	Special	

EXHIBIT A
 RESOLUTION NO. 2022-P015
 Site Plan Review and Density and Other Bonus Incentives, P2022-0178-SPR, -DOBI
 9814 and 9810 Washington Blvd / 9763 and 9739 Culver Blvd

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	<p>and in form and substance acceptable to the City Attorney, reserving for a period of 55 years commencing with the first day being the date of recordation with the County of Los Angeles, 4 units within the development for individuals or families or households meeting workforce housing income levels as established in the Culver City Municipal Code and by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City workforce housing criteria, 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 and the Housing Authority. The 55-year requirement shall remain in place even if the project is modified from a rental project to a for-sale project.</p>	Housing Authority		
43.	<p>The Housing Authority shall create a process which the applicant shall abide by for selection of renters (or purchasers) for the 2 affordable and 4 workforce units. The Housing Authority shall confirm eligibility of all selected applicants.</p>	Current Planning/ Housing Authority	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
44.	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 August 10, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
45.	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	
46.	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	
47.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
48.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
49.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
50.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
51.	Consistent with Disposition and Development Agreement, the use of the ground floor tenant space shall be limited to an arts and cultural related use unless the City allows a different use.	Current Planning/ Econ Dev	Special	
52.	The Housing Authority shall administer the covenants that guaranty the project's 2 very low income and 4 workforce housing units for households meeting appropriate income levels. Administration shall include but not be limited to assuring compliance with Federal, State, County, and Culver City affordable and workforce housing criteria and regulations including maximum rent that can be paid.	Housing Authority	Special	

GLOSSARY OF ABBREVIATIONS

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

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.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		

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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
8.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building		
10.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
15.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special	Building		

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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	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.			
16.	<p>The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:</p> <p>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</p> <p>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</p> <p>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:</p> <ul style="list-style-type: none"> i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City; iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only). 	City Attorney		

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STANDARD CODE REQUIREMENTS
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NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	<p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>			
17.	<p>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:</p> <ul style="list-style-type: none"> a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code. 	Public Works		
18.	<p>For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.</p>	Public Works		
19.	<p>All utility lines fronting the site shall be undergrounded by the applicant.</p>	Public Works		
20.	<p>The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.</p>	Public Works		

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

GLOSSARY OF ABBREVIATIONS

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