RESOLUTION NO. 2025-P008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CHECKLIST, A MITIGATION AND MONITORING PROGRAM (MMP) AN EXEMPTION FOR CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66, SITE PLAN REVIEW, P2024-0227-SPR, AND EXTENDED CONSTRUCTION HOURS, TO ALLOW CONSTRUCTION AND OPERATION OF A MIXED USE PROJECT LOCATED AT 10950 WASHINGTON BOULEVARD IN THE MIXED USE MEDIUM (MU-MD) ZONE.

(Site Plan Review, P2024-0227-SPR)

WHEREAS, on September 19, 2024, Allen Matkins c/o Hudson Pacific Properties, Inc., (the "Applicant") filed applications for a General Plan Map Amendment, Zoning Code Map Amendment, Comprehensive Plan, Density and Other Bonus Incentives (DOBI), and Extended Construction Hours; and,

WHEREAS, on October 2, 2024, the Applicant revised their requests to conform with application and entitlement criteria in the current Zoning Code that was approved by the City Council on September 9, 2024, those requests consisting of a Site Plan Review, DOBI, and Extended Construction Hours to construct a 5-story, up to 61-foot high, mixed use residential and commercial development on a 5.76-acre site. (the "Project"). The Project is more specifically described by Los Angeles County Assessor Parcel Numbers 4208-024-001, 4028-024-002, and 4208-025-018 in the City of Culver City, County of Los Angeles, State of California and addressed as 10950 Washington Boulevard in Culver City, California, 90232; and,

WHEREAS, pursuant to Culver City Municipal Code (CCMC) Section 17.580.075, a DOBI application does not require a public hearing, is reviewed and approved by the Planning and Development Director, and the Director can deny an incentive/concession or waiver if they make written findings as listed in CCMC Section 17.580.075.A and B; and,

WHEREAS, the findings listed in CCMC Section 17.580.075.A and B cannot be made, and the Planning and Development Director approves the Applicant's DOBI application including reservation of affordable units, requested density increase, and requested incentives and waivers; and,

WHEREAS, CCMC Section 9.07.035 allows an applicant to request extended construction activity of a specific nature, with a limited duration, in nonresidential zoning districts, on construction sites one (1) acre or greater in size, if the exception is determined to be in the public interest; and,

WHEREAS, pursuant to CCMC 9.07.035, the Extended Construction Hours request specifically asks that excavation, hauling, and concrete phases of construction begin at 7:00 AM instead of 8:00 AM, Monday through Friday and 7:00 AM instead 9:00 AM on Saturdays, from approximately month 5 to month 11 of construction after demolition activities, and the concrete-pouring portion of the concrete phase begin at 7:00 AM daily, during the first 40 days on concrete activities in the seventh and eighth months of construction; and,

WHEREAS, to implement the proposed Project, approval of the following applications is required:

1. Site Plan Review P2024-0227-SPR: to ensure the Project is in compliance with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City;

2. Extended Construction Hours Request: a land use entitlement allowing additional hours of construction in the morning increasing the allowed construction time to begin at 7:00 AM, for specific constructive activity including excavation, hauling, and concrete-pouring; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15168(c) allows a Project to rely on a previous Programmatic Environmental Impact Report (PEIR) without further environmental analysis provided Project-specific potential environmental impacts are within the scope of potential environmental impacts analyzed in the PEIR and no Project-Specific impacts, not studied in the PEIR, are identified; and,

WHERAS, the Planning Commission determined, through a CEQA Checklist that Project-specific potential environmental impacts are within the scope of potential environmental impacts

analyzed in the Certified PEIR for the Culver City General Plan 2045 and Zoning Code Update, and no further environmental analysis is required; and,

WHEREAS, under the CEQA provisions above, if Project-specific impacts that are within the scope of the impacts studied in the PEIR are identified, the City can adopt a Mitigation Monitoring Program (MMP) that addresses those specific impacts and an MMP has been prepared for this Project to address impacts identified in the CEQA Checklist that are within the scope of the PEIR; and,

WHEREAS, in addition, the Planning Commission determined the Project is exempt from CEQA as an infill housing development project pursuant to Public Resources Code § 21080.66; and

WHEREAS, on August 27, 2025, 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 _, approved the CEQA Checklist and MMP, found the Project exempt from CEQA as an infill housing development project pursuant to Public Resources Code § 21080.66, and determined no further environmental analysis is needed; (ii) by a vote of _ to _, approved with conditions, Site Plan Review, P2024-0227-SPR; the Extended Construction Hours request; and the MMP, as set forth herein below;

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following findings are hereby made:

Site Plan Review:

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

1. **Project does not have a specific, adverse impact on public health or safety. A "specific adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions in existence on date application was deemed complete.**

   The Project does not have a specific, adverse impact on public health or safety. The Project was reviewed by the City's Current Planning Division, Building Safety Division, Engineering Division, Environmental Programs and Operations Division, and Community Risk Reduction Division (Fire

Prevention) and each of these City entities analyzed the Project from the perspective of their respective disciplines. Based on issues that they review from the perspective of their respective disciplines, they did not identify impacts that would adversely affect the public health or safety, and each entity provided project conditions as appropriate.

2. The project is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development and objective design standards, as existed on the date the application was deemed complete.

The general layout of the Project is consistent with the Mixed Use Medium (MU-MD) zoning district, Mixed-Use Development Standards, and State Density Bonus Law. The Project design is compatible with the surrounding commercial neighborhood and contributes to the revitalization of the commercial corridor with redevelopment of vacant buildings and surface parking lot. The building design and massing, including density, commercial Floor Area Ratio (FAR), height, setbacks, and parking design, are consistent with the MU-MD development standards, applicable concessions/waivers of specific development standards, and State Density law.

3. The proposed project is consistent with the General Plan and any applicable specific plan.

The Project is consistent with Culver City General Plan Land Use and Community Design Element Goal LU-1 because it is within a half mile of a High-Quality Transit Priority Area and includes affordable housing, a commercial community serving space, bicycle parking for both residents and commercial users, thereby furthering the goal of creating transit-oriented communities. The Project's high density, mix of commercial and residential uses, and use of paseos to support walkability supports Goals LU-1.1 and LU-1.2. The range of unit types including 1-bedroom, 2-bedroom, and studio units along with the 79 low-income units supports Land Use and Community Design Element Goal LU-2 that calls for a diverse range of housing options for a diverse population.

This range of housing types and affordability also supports General Plan Housing Element Objective 2 that calls for expansion of a variety of housing. The Project's 79 affordable units implements Housing Element Objective 3 which encourages inclusion of affordable housing in private developments.

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

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

Extended Hours Request

As outlined in CCMC Title 17, Section 9.07.035.C, the following findings for Extended Construction Hours are hereby made:

A. The construction activity is of a specific nature.

The proposed construction activities are consistent with the type of construction activities that would be permissible during normal construction hours pursuant to the CCMC. The construction activities that would occur during the extended hours would be of a specific nature, limited to the excavation, hauling, concrete-pouring and concrete work phases of construction.

B. The construction activity is of limited duration.

The Applicant is proposing to increase construction hours as follows:

Type of Construction	Extended Daily Construction Hours	Duration	Period of Activity
Excavation, Hauling, and Concrete Work	7:00 AM to 8:00 AM, Monday Through Friday 7:00 AM to 9:00 AM, Saturdays	7 Months	From the 5th Month through the 11th Month of Construction after Demolition
Concrete Pouring	7:00 AM to 8:00 AM, Monday Through Friday 7:00 AM to 9:00 AM, Saturdays 7:00 AM Through 10:00 AM Sundays	2 Months	From the 7th Month through the 8th Month of Construction after Demolition

The extension of the construction hours would reduce overall construction time by approximately two months, reducing the time period where impacts to the neighboring properties would occur.

C. The construction activity is occurring in a non-residential zone.

The construction activity will occur in a Mixed Use zone site that currently does not include residential uses.

D. The construction site is one or more acres.

The construction site totals 5.761 acres.

E. The extended construction hours request is made in conjunction with a land use permit.

This request is made in conjunction with a request for a Site Plan Review.

F. It is in the public interest to allow for extended construction hours.

The proposed extended hours would coordinate construction hours across the entire Project site. The proposed extension of hours detailed in Finding B above would allow construction in an effective and efficient way resulting in a two month reduction of overall construction. A Project Condition requires the City review and approve a Construction Management Plan that will stipulate construction workers park at approved off site locations. This construction parking related condition will be followed during extended construction hours. The construction activity/hours will comply with all Project conditions and all applicable regulations and will not interfere or adversely impact other activities/uses surrounding the Project Site pursuant to Project technical studies. Nuisance factors such as noise and traffic impacts to adjacent properties were analyzed in the CEQA Checklist and mitigated where possible. The reduced overall construction period, reducing the time

period where impacts to the neighboring properties would occur. The Project conditions apply to the extended hours and the Public Works Department will review and approve a Construction Management Plan, Pedestrian Protection Plan, and Construction Traffic Management Plan to adequately address potential impacts from the increased hours. Any proposed revisions to these construction plans will require Public Works Engineering Division and the Current Planning Division approval. The City may impose additional measures including construction signage informing the public of extended construction hours, increased sound attenuation, and added traffic control construction personnel.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts the CEQA checklist and MMP, and finds the Project exempt from CEQA as an infill housing development project pursuant to Public Resources Code § 21080.66, and determining no further environmental analysis is needed; (ii) approves with conditions, Site Plan Review, P2024-0227-SPR; the Extended Construction Hours request; and the MMP, subject to: the Preliminary Development Plans dated August 8, 2025 and reviewed by the Planning Commission on August 27, 2025; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by this reference, and the MMP set forth in Exhibit C, attached hereto and incorporated herein by this reference. The Preliminary Development Plans, and Exhibits A, B, and C, are collectively referred to as “Project Requirements.”

SECTION 3. The Project Requirements are hereby imposed on the proposed mixed-use Comprehensive Plan development at 10950 Washington Boulevard.

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APPROVED and ADOPTED this 27TH day of August, 2025.

DARREL MENTHE - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTIN DEL CAMPO, SECRETARY

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.	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	Public Works/ Fire/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	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 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.			
6.	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, 341, and SB 1383 waste diversion goals.	Public Works	Standard	
7.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
8.	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. The Project shall incorporate all Trip Reduction Measures as noted below: The Project will implement TDM measures that include, but are not limited to, those listed below subject to Culver City Transportation Department review and approval prior to issuance of the first Temporary Certificate of Occupancy (TCO) for the Project in order to reduce drive-alone vehicle trips to/from the Project Site by residents, visitors and employees, as well peak hour traffic. The TDM strategies are necessary to comply with the TDM and trip reduction requirements of City Municipal Code Section 07.05.015, as well as City's design requirements for the Project. *On-Site Enhancements* - The Project design will incorporate mobility features to encourage alternative transportation modes. The features will be designed in accordance with the City Municipal Code requirements and standards. • Pedestrian Connections. The Project will provide exclusive pedestrian access separate from vehicular driveways. The Project will provide internal walkways that connect the pedestrian access points to off-site pedestrian facilities, rideshare, and transit. • Bicycle Parking and Amenities. The Project will provide both short-term and long-term bicycle parking spaces on-site in accordance with the City Municipal Code	Trans., Public Works, Planning	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	requirements. Short-term bicycle parking, which will include bicycle racks, will be located near the pedestrian entrance. Long-term bicycle parking, which will include bicycle lockers or secure bicycle enclosures, will be placed in an accessible weather protected location. *Electric Vehicle (EV) Parking*. In accordance with City Municipal Code Section 17.320.035.Q, at least 40% of the onsite parking supply will have EV capability, including EV Capable spaces (20%), EV Ready spaces (10%), and Full EV Charger/Charging Stations (10%). *Off-Site Enhancements* - The Project will improve and contribute toward improvements to off-site mobility facilities to encourage alternative transportation modes. • Mobility Fees. In accordance with City Municipal Code Section 15.06.500, the Project will be subject to contributing its fair share toward funding the City's mobility infrastructure and improvement projects intended to reduce vehicle miles travelled (VMT) and support housing and job growth. Pursuant to Resolution No. 2021-R055, the total mobility fee for the Project will be based on a rate of $3,394 per multi-family unit and $14.92 per sf of commercial space. *Other TDM Strategies* - The Project will implement TDM strategies to reduce peak hour vehicular traffic and air emissions to and from the Project Site. The following details the minimum TDM strategies necessary to comply with the TDM and trip reduction requirements of City Municipal Code Section 07.05.015, as well as City's design requirements for the Project: • Transportation Information Center (TIC). The Project will provide a TIC, a commuter			

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	GENERAL			
	information center where residents, employees, and visitors can obtain information regarding commute programs and individuals can obtain real-time information for planning travel without using an automobile. A TIC provides information about transit schedules, commute planning, rideshare, telecommuting, bicycle routes and facilities, and facilities and resources for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians. The TIC can be provided via a bulletin board, display case, or kiosk, as well as virtually, providing every resident, employee, and visitor access to commuter information through a website portal. • Bicycle Parking and Amenities. The Project will support bicycling to work through the provision of bike storage facilities throughout the Project site. Bicycle parking will be provided in accordance with the City Municipal Code requirements for the Project and will include short-term facilities (e.g., bicycle racks) and secure long-term bicycle parking (e.g., fully enclosed rooms or bicycle lockers that protect the bicycle from inclement weather and are accessible only to the owner). • Pedestrian-Friendly Environment. The Project is designed to be pedestrian-friendly and accessible to the local neighborhood. The Project's pedestrian access points will be located separate from vehicular access points. To promote walkability within and around the Project site, internal pedestrian pathways will provide a safe and direct connection to external public pedestrian facilities. Safety measures will also be implemented at the Project driveway to ensure safe crossings to limit potential vehicular-pedestrian conflicts.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	• Employee Parking. At least 10% of employee parking will be reserved, as signed on the spaces, for use by potential carpool or vanpool vehicles and located as close as practical to employee entrances. This preferential parking will be identified on the site plan accompanying the application for a building permit. Vanpool spaces will have a minimum parking space dimension of nine feet wide by 18 feet in length and provide a minimum interior vertical clearance of eight feet two inches. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers will also be provided. • Bus Stop Improvements. If deemed necessary by the City, bus stop improvements will be provided to the satisfaction of the City Director of Transportation. *Plan/Program Management* - The Project will take appropriate measures to help future residents and employees manage each TDM Plan element and maximize program participation through consolidation of information and proactive engagement. The following will be provided as part of the TDM Plan: • Project Transportation Coordinator. A Transportation Coordinator will be designated for the site and will be responsible for implementing, coordinating, and maintaining the elements of the TDM Plan. The identity and contact information for the Transportation Coordinator will be supplied to the City and kept current. • Transportation Information Packet for New Residents and Employees. Each new resident and employee will receive an information packet summarizing the transit and transportation alternatives available to			

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	GENERAL			
	Project tenants. The packet will emphasize the location of the TIC and include the contact information of the Transportation Coordinator. *Mobility Hub Support and Alternative Transportation* - The Project will incorporate measures and design elements to support first-mile/last-mile service connection for transit users and reduce reliance on personal automobiles. The following will be provided as part of the TDM Plan: • Bike Repair Station. The Project will provide an on-site bike parking station for use by Project residents and employees that has a space and basic tool set for bike repairs. • Subsidized Shared-Ride/Uber/Lift Service. Employees who arrive to work via a means other than a single-passenger vehicle or utilize the carpool matching service will automatically be registered in a Subsidized Shared-Ride/Uber/Lyft Service by which, upon request to the Transportation Coordinator, the employee will be given a voucher to travel home or Uber/Lyft (or similar shared ride service) in case of illness or emergency. The Project will provide up to $750 in total for this program every year. The subsidy will be required for the first two years after a final Certificate of Occupancy for the Project is obtained. • Transit Passes. The Project will provide up to $500 per pass per year of subsidies for up to five Transit Access Passes (TAP) cards for a period of three years for employees who opt to take Metro instead of personal vehicles and who will not be provided on-site parking accommodations and will not receive a car share subsidy.			
9.	The Project shall upgrade adjacent bus stop(s), as applicable, to each include new bus shelter, bench,	Trans.	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	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.			
10.	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	
11.	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	
12.	Consistent with State Density Law, the Project is provided the following concessions and waivers. Concessions: a. Height increase of an additional five feet over the maximum 56-foot height limit. b. Relief from interior upper floor step backs where abutting R1 and R2 properties. Waivers: a. Relief from the minimum 15-foot non-residential ground floor height and allowance of varying height from 12.5-feet to 15-feet. b. Relief from the maximum 5-foot non-residential street facing setbacks.	Current Planning	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
13.	The Project shall include 508 dwelling units and 79 of the dwelling units shall be reserved for Low Income households	Current Planning	**Special**	
14.	Gender neutral restroom facilities shall be provided in common area and public restrooms.	Building Safety	**Special**	
15.	A minimum of 1 to 2 inch inner diameter Schedule 40 PVC, galvanized pipe or 2 inch HDPE SDR11 Conduit for entrance to the facility shall be provided. This Conduit shall be terminated and marked as "Reserved for CCX" in the main telecom room or MPOE where telecommunications facilities will be distributed throughout the building/property. If there will be more than one of these locations an additional internal 2 inch conduit shall be provided between rooms and marked as noted above for CCX. The conduit shall be marked and terminated in a vault adjacent to the property line as close to the edge of the Public Right of Way as reasonable and marked as "Reserved for CCX". The vault shall be placed with minimum dimensions of 2 FT W x 2 FT L x 2 FT D. This shall be covered by a lid that meets a minimum of 10,000 pound load and shall be for the exclusive use of CCX. All conduits shall be capped or plugged, and it shall include a ¼ inch poly rope placed from the MPOE to the property line conduit termination for placement of telecom cable in the future.	Building Safety	**Special**	
16.	The Project shall be reviewed under the building code edition adopted when Building and Safety receives an application and plan check fees are paid, with the associated complete plan and supporting documentation set.	Building Safety	**Special**	
17.	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	Public Works	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.			
18.	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.	Public Works	**Special**	
19.	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	Public Works	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	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.			
20.	This project proposes to redevelopment property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.	Public Works	**Special**	
21.	The 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.	Public Works	**Special**	
22.	The applicant shall install drought tolerant plants in the parkway per the City's Parkway Planting Guidelines. The applicant shall submit landscape and irrigation plans to Engineering Division. Landscape shall be irrigated with on-site water.	Public Works	**Special**	
23.	a. The applicant shall obtain permission from all easement holders to quitclaim the pertinent on-site easements. b. If the City sanitary sewer easement will need to be quitclaimed, then the applicant shall take the quitclaim before City Council to quitclaim this easement.	Public Works	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
24.	a. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk. b. Project shall remove and replace all existing curb, gutter, and sidewalk along the project's frontage. All new sidewalks shall be ADA compliant. c. The Project shall grind and overlay the top 2 inches of the half width of Washington Boulevard along the project's frontage. Asphalt shall be rubberized. Striping shall occur after repaving and shall be in thermoplastic. d. If tie-backs are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 5 feet below grade. e. If existing street lights 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	Public Works	**Special**	
25.	a. The building shall have fire sprinklers installed per 2022 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. b. Location of the Fire Department fire sprinkler connection (FDC) shall be located on the address side of the building. 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. c. The Applicant shall provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream. d. A site plan is required and must include the square footage and construction type of the	Fire	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	buildings to determine fire flow and hydrant location requirements (CFC 903.3). e. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. The plans shall show the location of all hydrants within 300 feet of the property. f. Addresses shall be viewable from the public way. g. The Applicant shall provide: fire sprinkler monitoring and fire alarm system per 2022 NFPA 72, fire monitoring system shall be separate from the security system and audible visual devices per NFPA 72 public mode. The fire control room(s) shall be provided per review and approval of the CCFD. The Project shall comply with Ch. 5 of 2022 CFC Emergency Responder Radio Coverage. h. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building. i. Trash areas within five feet of the building shall be protected by fire sprinklers. j. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. k. Parapets in excess of five feet shall have catwalks and ladders. l. The Project shall provide a Knox Box and/or Knox key switches. Motorized access gates shall have 'Knox' key switches. m. The Project shall provide fire extinguishers; the size, location, and type shall be approved by Fire Marshal.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	n. Access for emergency fire and medical personnel shall be provided: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney. o. All rooms, 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. All emergency lights and exit lights shall have self- contained battery backup power.			
26.	a. 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, 79 units within the development for individuals or families or households meeting 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. b. The Culver City Housing and Human Services Department (HHS) shall review the developer/owner's process for selection of renters (or purchasers) for the 79 low-income	Housing and Human Services/ Current Planning	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	units. HHS shall confirm eligibility of all selected applicants. The developer/owner will be required to create a fair and open application process for the affordable units including the creation and maintenance of a waiting list. c. HHS shall administer the covenant that guaranties the project's 79 low-income 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 housing criteria and regulations including maximum rent that can be paid and distribution of type of income restricted units that are consistent with types of market rate units. d. All affordable housing units are encumbered by income and affordable rent restrictions. These covenants are monitored on an annual basis, and they will be required to allow HHS to inspect all information related to how the affordable participants are selected and all third-party information utilized to determine income eligibility. e. The physical units will be inspected annually by HHS to assure they meet the federally defined housing quality standards as well as third party proof of income and affordable rent restrictions. f. The developer/owner will be required to submit an outreach and affirmative marketing plan for the affordable units. g. The affordable units must be comparable to the market-rate units and be of similar size with similar finishing and be dispersed throughout the building. h. The affordable housing residents must have full access to all amenities provided by the project including parking, elevator access, pools, gyms, courtyards, storage, etc. i. Based on the unit mix that includes the majority of 2-bedroom units, HHS assumes that families with minors may occupy the building. For all			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	tenants the developer/owner should incorporate courtyards and open space for the residents. The project is directly across from a school and some of the students may occupy the building with their families. The developer/owner shall provide a plan that shows how these children will be able to navigate safely across the street to school.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
27.	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	
28.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, tying together all lots within the Project Site, 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	**Special**	
29.	A City approved covenant shall be executed by the owner of each residential unit within a mixed-use development and shall include statements that the occupant(s) understand-(s) and accept(s) he/she is living in a mixed-use development and that commercial activities are permitted pursuant to the regulations of the City's municipal code. 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	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
30.	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 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.	City Attorney	Standard	
31.	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	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components: a. A Pedestrian Protection Plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer. b. A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be 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: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations. F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. c. A Demolition Debris Recycling Plan 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.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	d. A vector/pest control abatement plan 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. e. The CMP shall address implementation of the following measures during construction: i Foundation Shoring Plan demonstrating use of noise dampening design methods. 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. Foundation shoring and/or foundation piles. 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.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
32.	Standard City Conditions of Approval (COA) – Tribal Cultural Resources (TCR) **TCR COA-1**: Prior to the issuance of demolition permits and if determined necessary by the City and potentially with consultation from Native American tribes, when applicable, based on sensitivity for encountering tribal cultural resources, the applicant shall retain a Native American Monitor from a Gabrieleño Tribe or Tribes. The Native American Monitor(s) shall be present during the following construction activities that have the potential for encountering tribal cultural resources: demolition, pavement removal, clearing/grubbing, drilling/augering, potholing, grading, trenching, excavation, tree removal or other ground disturbing activity associated with the Project. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined appropriate by the Native American Monitor(s). The Native American Monitor(s) shall provide a written daily report for each day they are on site that shall be submitted to the applicant on a regular basis. This daily report shall include observations relating to soil or sediment types and disturbances, the location and description of ground-disturbing activities that were monitored, and the location and descriptions of cultural resource materials that were discovered. **TCR COA-2**: Prior to commencement of ground disturbing activities, a Tribal Cultural Resources Sensitivity Training session shall be held for those construction personnel who will be directly involved in the ground disturbing activities. The training session shall be carried out	Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	by the Native American Monitor(s) and shall focus on how to identify tribal cultural resources that may be encountered during ground disturbing activities and the procedures to be followed in such an event. **TCR COA-3**: In the event of a discovery of potential tribal cultural resources, a qualified archaeologist (after consultation with the Native American Monitor[s]) shall have the authority to temporarily divert, redirect, or halt ground-disturbance activities to allow identification, evaluation, and potential recovery of such potential resources. After consulting with the Native American Monitor(s) and the applicant, the qualified archaeologist shall establish an appropriate buffer area in accordance with industry standards, reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making an evaluation and potential recovery of the discovery. This buffer area shall be established around the find where ground-disturbing activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. **TCR COA-4**: A meeting shall be convened between the applicant, the qualified archaeologist, the Tribe(s), and the City's Planning and Development Director to discuss the significance of the find. At the meeting, the significance of the discoveries shall be discussed and, after consultation with the Tribe(s) and the qualified archaeologist, a decision shall be made, with the concurrence of the City's Planning and Development Director, as to the appropriate mitigation or treatment (documentation, recovery, avoidance,			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	etc.) for the cultural resources. If the applicant, qualified archaeologist, and the Tribe(s) cannot agree on the significance or the treatment for the archaeological or tribal cultural resources, these issues will be presented to the City Planning and Development Director for decision. The City's Planning and Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Tribe(s). **TCR COA-5**: The treatment measures for the resource shall be included in a treatment plan that is prepared by the qualified archaeologist with input from the Tribe(s) as necessary, and with the concurrence of the City's Planning and Development Director. The treatment plan shall also include measures regarding the curation of the recovered resources. Once the treatment measures have been implemented, construction excavations can proceed in the vicinity of the discovery. **TCR COA-6**: The recovered Native American resources may be placed in the custody of the Tribe(s), who may choose to use them for their educational purposes or they may be curated at a public, non-profit institution with a research interest in the materials. If more than one Tribe is involved with the project and they cannot come to an agreement between themselves as to the final disposition of precontact archaeological resources or tribal cultural resources, the applicant shall contact the City's Planning and			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	Development Director regarding this matter and then proceed with the resources being curated at a public, non-profit curation repository in Los Angeles County that meets federal curation standards pursuant to 36 CFR Part 79.			
33.	Final resolution of the on-site art piece shall be completed with approval of the Cultural Affairs Division	Cultural Affairs/ Current Planning	**Special**	
34.	A detailed photo documentation of neighboring properties is required, and a digital copy of photos shall be provided to Building Safety as part of the CMP.	Building Safety	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
35.	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	
36.	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	
37.	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. 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.	All Depts	Standard	
38.	A detailed Commercial and Residential Delivery and Drop Off Pick Up plan shall be submitted to Current Planning for review.	Current Planning	**Special**	
39.	Project parking on fire lanes within the project is prohibited and signage prohibiting parking will be required.	Current Planning	**Special**	
40.	All Common and private spaces, storage rooms, amenities, bicycle related rooms, and	Current Planning	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	commercial open spaces shall be maintained for the life of the development.			
41.	An address request and fee shall be submitted to Planning for the new commercial and residential units.	Current Planning	**Special**	
42.	The Project contractor shall submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction have a predetermined location for the special inspection reports, and engineer's reports, for easy access by the Building Safety staff.	Building Safety	**Special**	
43.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.	Public Works	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
44.	During all phases of construction, a "Construction Rules" 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	
45.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
46.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
47.	Unless approved through approval of the Construction Management Plan, during construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Standard/ **Special**	
48.	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. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	Building Safety reserves the right to adjust allowed construction staging areas during the project.			
49.	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	
50.	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	
51.	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. Extended Hours for specific construction activity at specific times shall be allowed as per Extended Hours Request Finding B of Resolution No. 2025-P008	Building/ Public Works Planning	Standard/ **Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
52.	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	
53.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved 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	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	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.			
54.	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 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. 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.	Building/ Public Works	Standard	.

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
55.	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 November 7, 2024 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	
56.	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: 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.	All	Standard	
57.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
58.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
59.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. e. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
60.	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 27, 2025**,** except as modified by these Conditions of Approval.	Current Planning	Standard	
61.	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	
62.	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	
63.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
64.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
65.	City Streetscape improvements, including new street trees, shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
66.	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	
67.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval, and shall be completed as specified therein.	Current Planning	Standard	

GLOSSARY OF ABREVIATIONS

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
RESOLUTION NO. 2025-P008
Site Plan Review, P2024-0227-SPR
10950 Washington Boulevard

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 two years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the 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		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
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		
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		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
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 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		
16.	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: A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: 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;	City Attorney		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	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). Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning. 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.			
17.	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. 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.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
19.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
20.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSARY OF ABREVIATIONS

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 C

10950 WASHINGTON BOUELVARD PROJECT

Mitigation Monitoring Program

This Mitigation Monitoring Program (MMP), which is provided in **Table 1**, *Mitigation Monitoring Program*, below, has been prepared pursuant to Public Resources Code (PRC) Section 21081.6 and CEQA Guidelines Section 15097 (Title 14 of the California Code of Regulations), which require adoption of an MMP for projects where the Lead Agency has adopted mitigation to avoid significant environmental effects. The City of Culver City (City) is the Lead Agency for the 10950 Washington Boulevard Project (Project). The decision-makers must define specific reporting and/or monitoring requirements to be enforced during Project implementation prior to final approval of the Project. The primary purpose of the MMP is to ensure that the mitigation measures identified in the Project CEQA clearance documentation conducted per CEQA Guidelines Section 15168(c) and Public Resources Code Section 21080.66 are implemented, thereby minimizing identified environmental effects.

The MMP also includes project design features and relevant conditions of approval identified in the CEQA clearance documentation. Because project design features have been incorporated into the Project and the conditions of approval are standard City conditions that would ensure the Project's impact with respect to tribal cultural resources would be less than significant, they are not considered as mitigation measures. However, the project design features and relevant conditions of approval are included in this MMP to ensure their implementation as a part of the Project.

Final clearance shall require all applicable verification as indicated in Table 1. The project design features and mitigation measures are identified by the impact category.

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
Aesthetics				
AES-PDF-1: Screening of Utilities. Mechanical, electrical, and roof top equipment (including Heating, Ventilation, and Air Conditioning [HVAC] systems), as well as building appurtenances (such as rooftop elevator stops), will be integrated into the Project's architectural design (e.g., placed behind parapet walls) and will be screened from view from public rights-of-way.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Certificate of Occupancy	Culver City Public Works, Engineering, and Planning Division
Air Quality				
Project MM-AQ-1: The Applicant shall implement the following requirements for construction equipment operating at the Project site. These requirements shall be included in applicable bid documents and contractor(s) must demonstrate the ability to supply such equipment. Construction equipment shall include the following: • The Project shall utilize off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board (CARB) and United States Environmental Protection Agency (USEPA) Tier 4 Final off-road emissions standards or equivalent for equipment rated at 25 horsepower (hp) or greater during Project construction where available within the Air Basin. Such equipment shall be outfitted with Best Available Control Technology (BACT), which means a CARB certified Level 3 Diesel Particulate Filter or equivalent. A copy of each unit's certified tier specification, BACT documentation, and CARB or Southern California Air Quality Management District (SCAQMD) operating permit at the time of mobilization of each applicable unit of equipment shall be provided.	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Demolition Permit, Grading Permit, and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
Biological Resources				
PER MM-BIO-2. Nesting Bird Surveys. Construction activity for individual projects occurring within the Planning Area shall take place outside of the nesting season, if feasible. If not feasible, for future development occurring between January 1 through September 15, a nesting bird and raptor survey shall be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, grading) as well as prior to any tree and/or vegetation removal within the Project site. The nesting bird surveys shall be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. Pre-construction surveys shall be conducted by a qualified biologist no more than 7 days prior to the beginning of any Project-related activity likely to impact raptors and migratory songbirds.	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	Prior to issuance of a Demolition Permit, Grading Permit, and Building Permit.	Culver City Planning Division

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
If construction activities are delayed or suspended for more than 7 days during the breeding season, the surveys shall be repeated. If nesting raptors and migratory songbirds are identified, the following minimum no disturbance buffers shall be implemented: 100 feet around active passerine (perching birds and songbirds) nests, 300 feet around active raptor nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.				
Cultural Resources				
Project MM-CUL-1: Prior to the issuance of a demolition permit, the Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist). The frequency of monitoring shall be determined based on the factors presented above and can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuance of Demolition Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
Project MM-CUL-2: In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and a Gabrielino Tribe. If the resources are Native American in origin, the Gabrielino Tribe shall consult with the City and	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the Gabrielino Tribe's treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material, and/or the Gabrielino Tribe. If no institution or the Gabrielino Tribe accept the resources, they may be donated to a local school or historical society in the area (such as the Culver City Historical Society) for educational purposes.				
MM-CUL-3: Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.	Condition of Approval	Report	Prior to release of the grading bond	Culver City Planning Division
Geology and Soils				
Project MM-GEO-1: Prior to the issuance of grading permits, the Applicant shall retain a Qualified Paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards. The Qualified Paleontologist shall provide technical and compliance oversight of all work as it relates to paleontological	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuance of Grading Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
resources, shall attend the Project kick-off meeting, and Project progress meetings, and shall be responsible for monitoring and overseeing paleontological monitors (meeting SVP standards) that will observe grading and excavation activities as required in Project MM GEO-3.				Division
Project MM-GEO-2: The Qualified Paleontologist shall prepare a Paleontological Resources Mitigation Plan (Plan) prior to the start of paleontological construction monitoring (see Project MM GEO-3). The Plan shall be prepared in accordance with guidelines of the Society of Vertebrate Paleontology (2010) and make provisions for the monitoring of excavations and a testing (e.g., wet screening) of sediment samples, particularly in the lower levels of the excavation. The Plan shall include a geological context discussion, methods for the construction monitoring, and describe the protocols when a paleontological discovery is made during construction.	Condition of Approval	Report	Prior to issuant of Demolition Permit and Grading Permit	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
Project MM-GEO-3: Paleontological monitoring shall be conducted during construction excavations into undisturbed older alluvial sediments that exceed 10 feet in depth. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting and wet screening sediment samples of promising horizons for smaller fossil remains. If significant vertebrate fossils are found by screening, it will be necessary to collect a 6,000-pound sample for screening, per SVP Guidelines (2010). The sample can be collected by construction machinery and stockpiled and processed in a safe location on site, or transported to another site for processing. The frequency of monitoring inspections shall be determined by the Qualified Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time monitoring can be reduced to part-time inspections, or ceased entirely, if determined adequate by the Qualified Paleontologist. If a potential fossil is found, the Qualified Paleontologist shall have authority to temporarily stop excavation activity or to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area shall be established by the Qualified Paleontologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the Qualified Paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If preservation in place is not feasible, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuant of Demolition Permit, Grading Permit and Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
their location.				
Project MM-GEO-4: Any significant fossils recovered during Project-related excavations shall be prepared to the point of identification. The residue form sediment samples shall be dried and sorted with a binocular dissecting microscope. Both macrofossils and vertebrate microfossils shall be prepared to the point of identification, identified, and curated into an accredited repository. The Qualified Paleontologist shall prepare a final report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall accompany the specimens to the accredited repository. The report shall also be submitted by the Applicant to the City of Culver City to signify the satisfactory completion of the Project and required mitigation measures.	Condition of Approval	Report	Prior to issuance of a Certificate of Occupancy	Culver City Planning Division
Greenhouse Gas Emissions				
GHG-PDF-1: Green Building Features. The Project will include the following green building features: • The Project buildings will be designed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating of Silver performance level and will be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and Culver City's Green Building Program Requirements. • The Project will incorporate renewable energy features in the form of 1 kW solar photovoltaic panels per 10,000 sf in order to achieve compliance with the City of Culver City's solar photovoltaic requirement, per the City's Green Building Ordinance and CALGreen standards. • The Project would provide 10 commercial EV parking spaces (8 that are EV capable and 2 that have charging equipment) and 343 residential EV parking spaces (274 that are EV ready with receptacles and 69 that have EV chargers). • The Project will include LED lighting throughout the Project Site and would install ENERGY STAR-rated appliances. • The Project will incorporate efficient water management through low flow faucets and water-efficient landscape design with weather-based controllers and drip irrigation systems.	Condition of Approval	Plan Check Notes	Prior to issuance of a Building Permit	Culver City Building Safety Division, Planning Division

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
Noise				
NOI-PDF-1 : Project Construction Schedule. Prior to issuance of a building permit, notice of the Project construction schedule will be provided to adjacent property owners and occupants. Evidence of such notification will be provided to the City of Culver City Public Works Department. The notice will 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)	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
NOI-PDF-2: Use of Impact Pile Driver. The Project will not require or allow the use of impact pile drivers. Lower noise- and vibration-generating shoring piles will be used.	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
NOI-PDF-3: Construction Rules Sign. During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers, with 24-hour availability, of the Applicant, Property Owner, construction contractor(s) will be posted on the Property in a location that is visible to the public. In addition, an appropriate staff person at the City of Culver City will be notified for such incidences. These names and telephone numbers will also be made available to adjacent property owners and occupants to the satisfaction of the appropriate department (Planning Manager and/or Building Official) of Culver City.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
NOI-PDF-4: Neighborhood Streets. No construction haul trucks, including concrete trucks, will be allowed to travel through neighborhood streets that are primarily residential uses.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Grading Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division; Los Angeles Departments of Building and Safety and City Planning
NOI-PDF-5: Mechanical Equipment Noise. All building mechanical equipment and/or ventilation systems not fully enclosed will be designed to not exceed sound level limits of the noise level requirements of the City of Culver City General Plan Noise Element Regulation of Stationary Noise Sources through the use of quiet fans, duct silencers, parapets, or similar noise attenuation methods.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of Mechanical Permit for subject mechanical equipment	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division; Los Angeles Departments of Building and Safety and City Planning

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
NOI-PDF-6: Noise Control – Amplified Sound Systems. If the Project installs permanent outdoor amplified sound systems, the systems will be located in discrete areas of the outdoor common open space areas such that the sound would be mostly blocked by the proposed on-site building or walls from off-site residential receivers. Section 9.07.055(B) of the CCMC prohibits the operation of a loud speaker or sound amplifying equipment for the purposes of transmitting messages, giving instructions or providing entertainment which is audible at a distance of fifty (50) feet or beyond the subject's property line without first filing an application and obtaining a permit as set forth in Chapter 9.07, Noise Regulations, of the CCMC. The systems will at a minimum be designed so as not to result in a perceivable increase at the nearest noise sensitive residential receptor. Specifically, daytime outdoor amplified sound systems will not result in an increase of 5 dBA L_{eq} over existing ambient noise conditions at the nearest noise sensitive residential receptor. Nighttime speaker noise, if it occurs, will comply with the exterior noise standards identified in the Culver City General Plan Noise Element, as well as the Noise Ordinance upon its adoption, as applicable. A qualified noise consultant will provide written documentation that will be submitted to the appropriate department of City of Culver City that the design of the system(s) complies with the maximum noise levels at the property line of the nearest off-site sensitive receivers.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Certificate of Occupancy	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division; Los Angeles Departments of Building and Safety and City Planning
Project MM-NOI-1: Temporary noise barriers shall be installed along the northern, western, southern and southeastern Project boundary to shield the sensitive receptors from construction noise. The barrier shall have a minimum height of 15 feet (with the top of the barrier at least 15 feet above the ground surface of the residences along Huron Avenue, Charles Avenue, Elenda Street, and Washington Boulevard) and be made of sound blanket, plywood or other solid material capable of reducing on-site construction noise levels by 15 dBA. A noise barrier is not required along the eastern and northeastern boundary, as the adjacent buildings to the Project effectively shield sensitive receptors to the east/northeast (R2) from construction noise.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Demolition Permit, Verified at Preconstruction Meeting with City of Culver City and Ongoing during Construction.	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
Project MM-NOI-2: Since construction equipment operates intermittently and the types of equipment change with the stage of construction, noise emitted during construction would be mobile and highly variable. The following features shall be implemented during Project construction to reduce noise levels: • Maintain all construction tools and equipment in good operating order according to manufacturers' specifications. • Equip internal combustion engines with properly operating mufflers	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Demolition Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
that are free from rust, holes, and leaks. • For construction equipment that utilizes internal combustion engines, ensure the engine's housing doors are kept closed, and mount noise-insulating material on the engine housing consistent with manufacturers' guidelines, if possible.				
Project MM-NOI-3: In order to limit structural damage and human annoyance caused by the operation of construction equipment, the Project shall implement setback distances pursuant to PEIR MM-NOI-2. The setback distances for various types of equipment are as follows: • Jackhammer and/or forklift: 23 feet. • Large bulldozer, hoe-ram, drill rig, front-end loader, tractor, backhoe, or loaded trucks: 43 feet. • Earth mover and small bulldozer: 15 feet.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Demolition Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
Public Services				
POL-PDF-1: Project Site Security and Access During Construction. During construction of the Project, the Project Site will be fenced and gated with surveillance cameras to monitor the site during off hours.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Grading Permit, Building Permit, and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Police Department; Public Works, Engineering and Planning Division
POL-PDF-2: Project Site Security and Access During Operation. During operation of the Project, access to the parking structure will be controlled through gated entries, and the entry areas will be well illuminated. Project Site security would include controlled keycard access to office spaces, security lighting within common areas and entryways, and closed-circuit TV monitoring (CCTV)	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Certificate of Occupancy	Culver City Building Safety Division, Building Safety Inspector; Police Department; Public Works, Engineering and Planning Division
Transportation				
TRAF-PDF-1: Construction Management Plan. A Final Construction Management Plan (FCMP) will be prepared by the Project contractor in consultation with the Project's traffic and/or civil engineer. The FCMP will define the scope and scheduling of construction activities covering the entire Project Site as well as the Applicant's proposed construction site management responsibilities in order to ensure that disturbance of nearby land uses or interruption of pedestrian, vehicle, bicycle and public transit are minimized to the extent feasible. The FCMP will be subject to review and approval by appropriate building officials, city traffic engineers, civil engineers, and	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	Prior to Demolition, Grading and Building Permits, and Ongoing during Construction	Culver City Building Safety, Planning, Public Works, Fire and Police Departments

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
planning manager for the City of Culver City, as required, prior to issuance of any Project demolition, grading or excavation permit. The FCMP will also be reviewed and approved by the respective fire and police departments. Prior to commencement of construction, the contractor will advise the City's public works inspector and building inspector (inspectors) of the construction schedule. As-needed construction management meetings shall be convened with appropriate Culver City staff and representatives of surrounding developments that may have overlapping construction schedules with the Project, to ensure that concurrent construction projects are managed in collaboration with one another. The FCMP will consider potential project construction disruptions to transportation facilities near the Project Site and provide effective strategies to limit the Project's use of the public right-of-way (streets and sidewalks) during peak traffic periods, and will be subject to adjustment by City staff as deemed necessary and appropriate to preserve the general public safety and welfare. Prior to approval of the FCMP and grading permits, the Applicant will conduct once (1) community meeting pursuant to the notification requirements of the City of Culver City community meeting guidelines, to discuss and provide the following information to the surrounding community: 1. Construction schedule and hours. 2. Framework for construction phases. 3. Identify traffic diversion plan by phase and activity. 4. Potential location of construction parking and office trailers. 5. Truck hauling routes and material deliveries (i.e., identify the potential routes and restrictions. Discuss the types and number of trucks anticipated and for what construction activity). 6. Emergency access plan. 7. Demolition plan. 8. Staging plan for the concrete pours, material loading and removal. 9. Crane location(s). 10. Accessible Applicant and contractor contacts during construction activity and during off hours (relevant email address and phone numbers). 11. Community notification procedures. The FCMP will at a minimum include the following: 1. The name and telephone number of a contact person who can be reached 24 hours a day via telephone regarding construction or construction traffic				

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
complaints or emergency situations. 2. An up-to-date list of local police, fire, and emergency response organizations and procedures for the coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Maps showing access to and within the site and to adjacent properties will be provided. 3. Construction plans and procedures to address community concerns and to keep the City of Culver City personnel notified of key construction activities, including temporary construction fencing and maintenance of construction areas within public view; noise and vibration controls; dust management and control; and worker education on required mitigation measures included in the Project's Mitigation Monitoring Program and best practices to reduce disturbances to adjacent and nearby land uses. 4. Procedures for the training and certification of flag persons. 5. To the extent known, identification of the location, times, and estimated duration of any roadway closures; procedures for traffic detours, pedestrian protection, reducing effects on public transit and alternate transportation modes; and plans for use of protective devices, warning signs, and staging or queuing areas. 6. The location of temporary power, portable toilet and trash and materials storage locations. 7. The timing and duration of any street, sidewalk and/or lane closures will be approved in advance by the City of Culver City. As traffic lane, parking lane, and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Culver City, will be developed and implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures. As applicable at the time of construction, such notices will be made available in digital format for posting on each City website and distribution via email alerts on electronic platforms such as the County of Los Angeles' "Gov Delivery" system. The FCMP will be updated weekly during the duration of project construction, as determined necessary by the City. The FCMP will require that review and approval of any proposed lane closures include coordination with the Culver City Fire and Police Departments to minimize potential effects on traffic flow and emergency response. 8. Provisions that staging of construction equipment and materials will be accommodated within the Project Site and that construction worker parking				

TABLE 1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)/Standard Conditions of Approval	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
will be accommodated on the Project Site and/or at off-site locations to be determined and disclosed, potentially with shuttles to and from the Project Site				
TRAF-PDF-2: Transportation Demand Management (TDM) Program. The Project will implement TDM measures that include, but are not limited to, those listed below subject to Culver City Transportation Department review and approval prior to issuance of the first Temporary Certificate of Occupancy (TCO) for the Project in order to reduce drive-alone vehicle trips to/from the Project Site by residents, visitors and employees, as well peak hour traffic. The TDM strategies are necessary to comply with the TDM and trip reduction requirements of City Municipal Code Section 07.05.015, as well as City's design requirements for the Project. **On-Site Enhancements** - The Project design will incorporate mobility features to encourage alternative transportation modes. The features will be designed in accordance with the City Municipal Code requirements and standards. • Pedestrian Connections. The Project will provide exclusive pedestrian access separate from vehicular driveways. The Project will provide internal walkways that connect the pedestrian access points to off-site pedestrian facilities, rideshare, and transit. • Bicycle Parking and Amenities. The Project will provide both short-term and long-term bicycle parking spaces on-site in accordance with the City Municipal Code requirements. Short-term bicycle parking, which will include bicycle racks, will be located near the pedestrian entrance. Long-term bicycle parking, which will include bicycle lockers or secure bicycle enclosures, will be placed in an accessible weather protected location. **Electric Vehicle (EV) Parking**. In accordance with City Municipal Code Section 17.320.035.Q, at least 40% of the onsite parking supply will have EV capability, including EV Capable spaces (20%), EV Ready spaces (10%), and Full EV Charger/Charging Stations (10%). **Off-Site Enhancements** - The Project will improve and contribute toward improvements to off-site mobility facilities to encourage alternative transportation modes. • Mobility Fees. In accordance with City Municipal Code Section 15.06.500, the Project will be subject to contributing its fair share toward funding the City's mobility infrastructure and improvement projects intended to reduce vehicle miles travelled (VMT) and support housing and job growth. Pursuant to Resolution No. 2021-R055, the total mobility fee for the Project will be based on a rate of $3,394 per multi-family unit and $14.92 per sf of	Condition of Approval	Approval of Plan	During Plan Check and prior to issuance of a Certificate of Occupancy	Culver City Traffic Engineering, Engineering/Public Works, Transportation Department and Planning Division

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commercial space. **Other TDM Strategies** - The Project will implement TDM strategies to reduce peak hour vehicular traffic and air emissions to and from the Project Site. The following details the minimum TDM strategies necessary to comply with the TDM and trip reduction requirements of City Municipal Code Section 07.05.015, as well as City's design requirements for the Project: • Transportation Information Center (TIC). The Project will provide a TIC, a commuter information center where residents, employees, and visitors can obtain information regarding commute programs and individuals can obtain real-time information for planning travel without using an automobile. A TIC provides information about transit schedules, commute planning, rideshare, telecommuting, bicycle routes and facilities, and facilities and resources for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians. The TIC can be provided via a bulletin board, display case, or kiosk, as well as virtually, providing every resident, employee, and visitor access to commuter information through a website portal. • Bicycle Parking and Amenities. The Project will support bicycling to work through the provision of bike storage facilities throughout the Project site. Bicycle parking will be provided in accordance with the City Municipal Code requirements for the Project and will include short-term facilities (e.g., bicycle racks) and secure long-term bicycle parking (e.g., fully enclosed rooms or bicycle lockers that protect the bicycle from inclement weather and are accessible only to the owner). • Pedestrian-Friendly Environment. The Project is designed to be pedestrian-friendly and accessible to the local neighborhood. The Project's pedestrian access points will be located separate from vehicular access points. To promote walkability within and around the Project site, internal pedestrian pathways will provide a safe and direct connection to external public pedestrian facilities. Safety measures will also be implemented at the Project driveway to ensure safe crossings to limit potential vehicular-pedestrian conflicts. • Employee Parking. At least 10% of employee parking will be reserved, as signed on the spaces, for use by potential carpool or vanpool vehicles and located as close as practical to employee entrances. This preferential parking will be identified on the site plan accompanying the application for a building permit. Vanpool spaces will have a minimum parking space dimension of nine feet wide by 18 feet in length and provide a minimum interior vertical clearance of eight feet two inches. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their				

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passengers will also be provided. • Bus Stop Improvements. If deemed necessary by the City, bus stop improvements will be provided to the satisfaction of the City Director of Transportation. **Plan/Program Management** - The Project will take appropriate measures to help future residents and employees manage each TDM Plan element and maximize program participation through consolidation of information and proactive engagement. The following will be provided as part of the TDM Plan: • Project Transportation Coordinator. A Transportation Coordinator will be designated for the site and will be responsible for implementing, coordinating, and maintaining the elements of the TDM Plan. The identity and contact information for the Transportation Coordinator will be supplied to the City and kept current. • Transportation Information Packet for New Residents and Employees. Each new resident and employee will receive an information packet summarizing the transit and transportation alternatives available to Project tenants. The packet will emphasize the location of the TIC and include the contact information of the Transportation Coordinator. **Mobility Hub Support and Alternative Transportation** - The Project will incorporate measures and design elements to support first-mile/last-mile service connection for transit users and reduce reliance on personal automobiles. The following will be provided as part of the TDM Plan: • Bike Repair Station. The Project will provide an on-site bike parking station for use by Project residents and employees that has a space and basic tool set for bike repairs. • Subsidized Shared-Ride/Uber/Lift Service. Employees who arrive to work via a means other than a single-passenger vehicle or utilize the carpool matching service will automatically be registered in a Subsidized Shared-Ride/Uber/Lyft Service by which, upon request to the Transportation Coordinator, the employee will be given a voucher to travel home or Uber/Lyft (or similar shared ride service) in case of illness or emergency. The Project will provide up to $750 in total for this program every year. The subsidy will be required for the first two years after a final Certificate of Occupancy for the Project is obtained. • Transit Passes. The Project will provide up to $500 per pass per year of subsidies for up to five Transit Access Passes (TAP) cards for a period of three years for employees who opt to take Metro instead of personal vehicles and who will not be provided on-site				

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parking accommodations and will not receive a car share subsidy.				
Tribal Cultural Resources				
TCR-COA-1: Prior to the issuance of demolition permits and if determined necessary by the City and potentially with consultation from Native American tribes, when applicable, based on sensitivity for encountering tribal cultural resources, the applicant shall retain a Native American Monitor from a Gabrieleño Tribe or Tribes. The Native American Monitor(s) shall be present during the following construction activities that have the potential for encountering tribal cultural resources: demolition, pavement removal, clearing/grubbing, drilling/augering, potholing, grading, trenching, excavation, tree removal or other ground disturbing activity associated with the Project. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined appropriate by the Native American Monitor(s). The Native American Monitor(s) shall provide a written daily report for each day they are on site that shall be submitted to the applicant on a regular basis. This daily report shall include observations relating to soil or sediment types and disturbances, the location and description of ground-disturbing activities that were monitored, and the location and descriptions of cultural resource materials that were discovered.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuance of Demolition Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
TCR-COA-2: Prior to commencement of ground disturbing activities, a Tribal Cultural Resources Sensitivity Training session shall be held for those construction personnel who will be directly involved in the ground disturbing activities. The training session shall be carried out by the Native American Monitor(s) and shall focus on how to identify tribal cultural resources that may be encountered during ground disturbing activities and the procedures to be followed in such an event.	Condition of Approval	Reports	Prior to issuance of Demolition Permit	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
TCR-COA-3: In the event of a discovery of potential tribal cultural resources, a qualified archaeologist (after consultation with the Native American Monitor[s]) shall have the authority to temporarily divert, redirect, or halt ground-disturbance activities to allow identification, evaluation, and potential recovery of such potential resources. After consulting with the Native American Monitor(s) and the applicant, the qualified archaeologist shall establish an appropriate buffer area in accordance with industry standards, reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making an evaluation and potential recovery of the discovery. This buffer area shall be established around the find where ground-disturbing activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area.	Condition of Approval	Field Inspections	Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division

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TCR-COA-4: A meeting shall be convened between the applicant, the qualified archaeologist, the Tribe(s), and the City's Planning and Development Director to discuss the significance of the find. At the meeting, the significance of the discoveries shall be discussed and, after consultation with the Tribe(s) and the qualified archaeologist, a decision shall be made, with the concurrence of the City's Planning and Development Director, as to the appropriate mitigation or treatment (documentation, recovery, avoidance, etc.) for the cultural resources. If the applicant, qualified archaeologist, and the Tribe(s) cannot agree on the significance or the treatment for the archaeological or tribal cultural resources, these issues will be presented to the City Planning and Development Director for decision. The City's Planning and Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Tribe(s).	Condition of Approval	Reports and Field Inspections	Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
TCR-COA-5: The treatment measures for the resource shall be included in a treatment plan that is prepared by the qualified archaeologist with input from the Tribe(s) as necessary, and with the concurrence of the City's Planning and Development Director. The treatment plan shall also include measures regarding the curation of the recovered resources. Once the treatment measures have been implemented, construction excavations can proceed in the vicinity of the discovery.	Condition of Approval	Reports and Field Inspections. Approval of Plan.	Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
TCR-COA-6: The recovered Native American resources may be placed in the custody of the Tribe(s), who may choose to use them for their educational purposes or they may be curated at a public, non-profit institution with a research interest in the materials. If more than one Tribe is involved with the project and they cannot come to an agreement between themselves as to the final disposition of precontact archaeological resources or tribal cultural resources, the applicant shall contact the City's Planning and Development Director regarding this matter and then proceed with the resources being curated at a public, non-profit curation repository in Los Angeles County that meets federal curation standards pursuant to 36 CFR Part 79.	Condition of Approval	Reports and Field Inspections	Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering and Planning Division
Utilities and Service Systems				
WATER-PDF-1: Water Conservation. The Project will implement water conservation measures that include, but are not limited to, the following: • Landscape and Irrigation	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Certificate of Occupancy	Culver City Building Safety Division, Building Safety Inspector; Public Works, Engineering, and Planning

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• California Friendly® plants or native plants • Drip/Subsurface Irrigation (Micro-Irrigation) ○ Proper Hydro-zoning/Zoned Irrigation (grouping plants with similar water requirements together)				Division

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