

RESOLUTION NO. 2017-P009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE MAP AMENDMENT P2016-0049-ZMCA AND COMPREHENSIVE PLAN P2016-0049-CP FOR PLANNED DEVELOPMENT ZONING DISTRICT NO. 13 CONSISTING OF AN OFFICE/RETAIL COMMERCIAL DEVELOPMENT OF APPROXIMATELY 132,500 SQUARE FEET ON A .98-ACRE SITE LOCATED AT 8777 WASHINGTON BOULEVARD IN THE GENERAL CORRIDOR (CG) LAND USE AREA; AND RECOMMENDING ADOPTION OF THE RELATED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM.

(P2016-0049-ZCMA AND P2016-0049-CP)

WHEREAS, on March 25, 2016, an application by Vitruvian Culver City LLC (the "Applicant") was submitted for the property located at 8777 Washington Boulevard. The application includes two requests: Zoning Code Map Amendment for Planned Development District No. 13 (P2016-0049-ZCMA), and a Comprehensive Plan (P2016-0049-CP) for an office/retail commercial development of approximately 132,500 square feet and structured parking providing a total of 392 spaces (the "Project"). The Project site is described more fully as those portions of Lots 11 and 12 of Tract 1778 and that portion of Lot B of Frank Partenico Place in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, in order to implement the proposed Project, approval of the following applications are required:

1. Zoning Code Map Amendment: For consistency between land use designation and zoning, specifically the zone change of the Project site from the Commercial General (CG) Zone and East Washington Boulevard Overlay Zone (EW) to Planned Development (PD) Zoning District No. 13, and

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2 2. Comprehensive Plan: To establish permitted uses and development standards for
3 the PD zoning, to ensure the Project is in compliance with all City ordinances and conditions
4 of approval, and to reflect the site features and compatibility of the proposed Project with the
5 uses on adjoining properties in compliance with Section 17.240.015 ("Planned Development
6 (PD) Zoning Districts") of the Zoning Code.
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8 WHEREAS, on May 10, 2017, after conducting a duly noticed public hearing on the
9 subject applications, including full consideration of the applications, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission (i) by a
11 vote of [___] to [___], recommended to the City Council adoption of a Mitigated Negative
12 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the
13 Project, will not result in significant adverse environmental impacts; (ii) by a vote of [___] to
14 [___], recommended to the City Council adoption of a Mitigation Monitoring and Reporting
15 Program (MMRP), which prescribes mitigation measures that will reduce the Project's
16 potentially significant impacts to a less than significant levels; and (iii) by a vote of [___] to
17 [___], recommended to the City Council approval of Zoning Code Map Amendment P2016-
18 0049-ZCMA and Comprehensive Plan P2016-0049-CP for Planned Development District No.
19 13, as set forth herein below.
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23 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
24 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

25 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
26 Municipal Code (CCMC), the following findings are hereby made:
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28 **Zoning Code Map Amendment for Planned Development Zoning District No. 13:**
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As outlined in CCMC Title 17, Section 17.620.030.A, the following required findings for a Zoning Code Map Amendment are hereby made:

1. The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies with this Title, in the case of a Zoning Code Amendment.

The General Plan land use designation for the Project site is “General Corridor” which allows for a range of small to medium scale commercial uses with an emphasis on community serving retail, office, and service uses along major corridors. The proposed Project for multi-tenant office or corporate office headquarters along with pedestrian-serving retail is consistent with the General Plan uses. The proposed Zoning Code Map Amendment changing the zoning of the Project site from the Commercial General (CG) Zone to Planned Development (PD) Zoning District No. 13 and superseding the East Washington Boulevard Overlay Zone will remain consistent with the General Plan through the adoption of a Comprehensive Plan that establishes the development standards and implements the intent of the PD zoning.

Uses would be intensified near mass transit facilities. Pedestrian services would be enhanced, and the streetscape of a major city corridor would be improved with landscaping and traffic mitigation measures thereby furthering the goals and objectives as outlined in Objectives 5 through 8, 10 and 12 of the General Plan Land Use Element.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed Zoning Code Map Amendment is not detrimental to the public interest, health, safety, convenience or welfare of the City in that the PD zoning is consistent with the Goals and Objectives of the General Corridor land use and promotes the plan objectives of the Transit Oriented Development (TOD) District. The Comprehensive Plan that establishes the standards and implements the PD zoning complies with all relevant City standards, codes, and policies. Implementation of the Project would optimize land uses in employment centers and further create opportunities to utilize transit options. No health or safety hazards have been identified in the review of this Project.

3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed Zoning Code Map Amendment is in compliance with CEQA as more fully detailed in the Project’s environmental documentation, including, but not limited to, the Initial Study, Mitigated Negative Declaration (MND), and Project traffic study. The MND identified 20 areas of impacts and mitigation measures to be added or

emphasized to reduce potential impacts to less than significant levels. Transportation and Circulation impacts also include strategies to reduce single occupancy trips and enhance mobility measures incorporated as part of the Comprehensive Plan. Some of these factors include: preferential parking for vanpools and electric/low emission vehicles; electric vehicle charging stations; bicycle parking, and end of trip facilities; subsidies for transportation access passes (TAP); and loading areas for taxi and rideshare services.

Though not a part of the environmental documentation, the Comprehensive Plan also addresses sustainability measures classified in three categories: conservation, energy efficiency, and carbon emissions reduction. Additional items listed in the Comprehensive Plan under these categories and will be adopted as requirements of the Project and conditions of approval.

As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

4. The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

The project review process determined that the proposed Project has adequate access. The existing utility services available such as water, sewer, and gas lines are adequate for the proposed use. The proposed Project is compatible and complementary to existing and anticipated surrounding and adjacent uses. The Comprehensive Plan is the vehicle for establishing development standards for the PD zoning. The development standards in the Comprehensive Plan are appropriate for the proposed use. Therefore, the site is physically suitable for the requested zoning designation and proposed anticipated land use development as outlined in the Comprehensive Plan.

The office/retail commercial development has been sited and designed to be integral to the Transit Oriented Development (TOD) District and will create a transition from the Exposition Light Rail Transit station, planned mixed use TOD developments, and more traditional commercial uses in the TOD area and further west toward Downtown Culver City. With exception of several permissible architectural projections, the proposed structure would not exceed the height limit of 56 feet for the PD zone and would comply with setback and parking requirements for corresponding commercial zones. The site occupies a corner parcel with a majority of frontage on Washington Boulevard. This makes the site suitable for pedestrian retail frontage in the project.

Vehicular access to the Project site has been located as far as possible from the intersection at Washington and National Boulevards to avoid impacts on those major arterials. In sum, the proposed use of office and retail uses are compatible with adjoining land uses.

Comprehensive Plan for Planned Development Zoning District No. 13:

As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a Comprehensive Plan are hereby made:

A. The proposed Comprehensive Plan can be substantially completed within two years.

According to the Applicant, the Project would be constructed in one phase as the corporate headquarters for a single-use tenant which is seeking to consolidate and relocate. Therefore, the project is anticipated to be completed in two years. Construction is anticipated to begin within a short time following approval of the requested entitlements.

B. The proposed development is capable of creating an environment of sustained desirability and stability or adequate assurance will be provided such objective will be attained.

The proposed development is representative of an intensification of uses trending in the Transit Oriented Development (TOD) District. The proposed Project contributes towards creating an environment of sustained desirability and stability due to providing jobs and a substantial investment in improvements and orientation to serving transit riders and commuters. The corporate headquarters anticipated are consistent with the media and arts businesses that the City desires to serve and attract. The incorporation of retail services on the ground floor should have a supportable customer base and will serve the needs of both residents of nearby mixed use projects and daytime workers and commuters in the vicinity thereby enhancing and sustaining the desirability and stability of the district.

C. The proposed uses will not be substantially detrimental to present and potential surrounding uses but will have a beneficial effect.

The proposed Project provides new uses and will be required to upgrade and install new infrastructure to enhance the image and functionality of the TOD District and beneficial to the adjacent Culver City Arts District. The infusion of daytime occupants would stimulate commerce and provide services in the area. The proposed Project would enhance the streetscape and serve as a catalyst for further investment in the area and transition of nearby older industrial uses to commercial and mixed uses.

D. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic and the development will not generate traffic that will overload the adjacent street network.

A comprehensive traffic study has been conducted to determine impacts the Project may have on traffic. The Project site is located at a major intersection that already has been identified as having substantial traffic. The Project would be required to

dedicate right-of-way to enhance pedestrian circulation and provide for loading and/or ridesharing traffic zones to improve area circulation. The subterranean parking structure would remove vehicles from surface streets. The Project also would be required to signalize the intersection of Washington Boulevard and Wesley Street to control ingress and egress from the parking structure to further minimize traffic impacts. In addition, the Project Applicant would contribute \$150,000 towards early implementation of active transportation improvement measures that the City currently is in the process of designing and will participate in future potential traffic mitigations that may result from the in progress TOD Visioning Study. Some of these measures include improvements to bicycle and pedestrian infrastructure.

E. The proposed development is compatible with the surrounding area.

The surrounding area is comprised of commercial, mixed-use/residential, transit-oriented developments, and light industrial buildings. The proposed development is entirely commercial and is therefore compatible with the surrounding uses.

F. The types and locations of any proposed commercial development can be economically justified.

The Applicant has assessed the market area and currently has the interest and pre-lease commitment from a tenant with the intentions of establishing corporate headquarters. This tenant falls within the categories of media, arts, and entertainment consistent with the City's history, image, and objectives. In the event the current tenant commitment is unfulfilled, the proposed Project could easily be adapted to accommodate multiple independent tenants. The demand for ground floor retail uses is foreseen with the emphasis on nearby mixed use/residential and transit oriented customers.

G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process.

The proposed Comprehensive Plan is in conformance with the goals, policies and strategies of the General Plan. Specifically, the Comprehensive Plan will allow new development of the site consistent with its "General Corridor" commercial land use designation of the General Plan. Under the Comprehensive Plan, the use of the site would transition from commercial/industrial to commercial office with pedestrian-oriented ground floor retail and restaurants as well as enhancements to the streetscape along Washington and National Boulevards. The proposed Project will encourage reinvestment thereby improving the quality of surrounding businesses, economic vitality and the physical quality of the area. The Comprehensive Plan would further the goals and objectives outlined in Objectives 5 through 8, 10, and 12 of the General Plan Land Use Element.

1 **H. Any exception from the standards and requirements of this Title is warranted by**
2 **the design and amenities incorporated in the Comprehensive Plan and is**
3 **desired by the Council.**

4 The Planned Development zoning requires uses and development standards for this
5 PD zoning district to be established by a Comprehensive Plan. Standards created
6 specifically for this Project are consistent with General Corridor land use designation.
7 In addition, the proposed development is similar and compatible with development
8 standards and requirements of other commercial zones. The PD zoning would
9 supersede the standards established in the East Washington Boulevard Overlay zone.
10 No exceptions are requested as part of this proposed Comprehensive Plan.

11 **I. Existing and proposed utility services are adequate for the proposed uses.**

12 Review of the Project by the City's Public Works Department has determined that the
13 proposed utility services and existing utilities that will serve the site are adequate for
14 the proposed uses.

15 **J. The Comprehensive Plan has complied with all applicable City requirements.**

16 The Comprehensive Plan has been prepared in conformance with the Culver City
17 Municipal Code, including the Zoning and Building Codes. This includes submission
18 and review of a proposed site plan and uses; preliminary building plans; landscaping,
19 lighting; and civil engineering plans. Review by City departments of these plans has
20 determined that the Comprehensive Plan, with conditions of approval, complies with
21 all applicable City requirements.

22 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
23 Commission of the City of Culver City, California, hereby recommends to the City Council
24 approval of Zoning Code Map Amendment P-2016-0049-ZCMA for Planned Development
25 Zoning District No. 13 and Comprehensive Plan P2016-049-CP subject to the conditions of
26 approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

27 APPROVED and ADOPTED this 10th day of May 2017.

28 _____
29 DAVID VONCANNON, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

May 10, 2017

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Susan Yun
Senior Planner

EXHIBIT A
RESOLUTION NO. 2017-P009
8777 Washington Boulevard (VCN)
Comprehensive Plan, P2016-0049-CP; P2016-0049-ZCMA; P2016-0049-MND
8777 Washington Boulevard, Culver City, CA 90232

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are applied to Comprehensive Plan, P2016-0049-CP and Zoning Code Map Amendment, P2016-0049-ZCMA, consisting of a 132,500 square foot commercial project divided as 128,000 square feet of corporate headquarters or multi-tenant office space and 4,500 square feet of ground floor retail space with ground floor and subterranean parking (the "Project") located at 8777 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire two (2) 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	Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	Extensions”, an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.			
5.	Pursuant to CCMC Section 17.630.010.C.4 – “Posted Notice”, the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - “Signs”. All signage is subject to a Master Sign Program pursuant to CCMC Section 17.330.050.D.2.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	Project shall be applied for and obtained separately.			
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer and the Community Development Director, in conformity with the City's approved Street Tree Master Plan and/or the City's Washington National Transit Oriented Development District Streetscape Plan including tree wells and irrigation All new (and existing) street trees shall be supplied with irrigation 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.	Planning /Public Works	Special	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.			
15.	Project is subject to provide trash enclosure(s)/trash room(s). The standard minimum inside dimensions bin enclosure/trash room for two bins is 10' (depth) x 12' (width) and shall be increased to an additional 40 square feet for each additional bin required with minimum inside depth of 10' shall be maintained. Size of trash enclosure(s)/trash room(s) and number of bins shall be based on the projects' approved Trash/Recycling Management Plan.	Public Works	Special	
16.	The trash enclosure/room shall be constructed with 6"X6" concrete curb around the inside perimeter, 8' concrete loading pad in front of the proposed trash enclosure/trash room, 10' minimum clear opening with gates for bin access, separate pedestrian access door for tenant use, and a minimum of a 1% grade to facilitate drainage. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes.	Public Works	Special	
17.	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	Public Works/ Fire/ Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	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.			
18.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management,” which outlines the Sanitation Division’s exclusive franchise for this service.	Public Works	Standard	
19.	Trash Management Plan shall show diversion least 50% of the waste through recycling and 75% by the year 2020 for all commercial enterprises.	Public Works	Standard	
20.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
21.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
22.	The Project shall comply with the all	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.			
23.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	
24.	The Project shall comply with all applicable provisions of CCMC Section 17.220.030 - “Commercial General District Requirement”; and the final adopted Comprehensive Plan P2016-0049-CP.	Planning	Special	
25.	<p><u>Mobility Plan</u> –</p> <p>The Project is subject to a Mobility Plan that includes the following provisions:</p> <p><u>Active Transportation Improvements:</u></p> <ul style="list-style-type: none"> The Developer will contribute \$150,000 into a dedicated City transportation improvement fund for implementation of active transportation measures (biking and pedestrian improvements) that the City is currently considering or will consider in the future. 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 	CDD/ PW/ Trans	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>and approval by Transportation Department.</p> <ul style="list-style-type: none"> Pursuant to Applicant's voluntary agreement, the Project will participate in future area wide circulation improvements recommended as part of the in-progress TOD Visioning Study. Such recommendations will include participation in a Transportation Fund to address first and last mile travel, if adopted and a pro rata contribution to future funding of a TOD study of circulation improvements. Building Line Setbacks; The Project will accommodate a future two-way protected bike lane and parking lane along the Washington Blvd. right-of-way to meet future mobility objectives. Short-term Bicycle Parking; Provide 12 short-term bicycle parking spaces shall be located along the public sidewalk on Washington Boulevard and will be conveniently located adjacent the public open spaces as well as the pedestrian serving tenant spaces. Long-term Bicycle Parking; Provide 20 bicycles parking spaces within the Project site on the ground level near the indoor bicycle storage area for the use by office tenants to facilitate and encourage tenants and employees to 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>commute by bicycle.</p> <ul style="list-style-type: none"> ▪ End-of-Trip Facilities; The Developer will facilitate tenant commuting by bicycle or foot by providing amenities including showers, lockers, secure bike storage, and repair for tenants or employees who bike or walk to work. ▪ Bike Share; the Developer will subsidize bike share participation for employees of tenant businesses when/if Culver City adopts a bike share program. ▪ The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. <p>The short-term spaces shall be provided on the public sidewalk along Washington Boulevard frontage, using five (5) City approved "Inverted - U" Bicycle Racks. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrances to the residential lobby, and the commercial tenant spaces in the building. Bicycle parking location, layout and equipment shall</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.</p> <p>All short-term bicycle parking shall be provided free of charge. All long-term bicycle parking shall be provided free of charge to the project residents, guests, and employees of the tenants.</p> <ul style="list-style-type: none"> Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to Culver City Public Works Department Christopher Evans, christopher.evans@culvercity.org. The development plans submitted for Building Permit shall provide all detailed information necessary to ensure compliance with these Conditions, including information on the type of all bicycle parking provided, and detailed dimensions of the paths of 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>travel/aisle widths, the widths of maneuvering areas and clearances.</p> <p><u>TAP Card Subsidy:</u></p> <ul style="list-style-type: none"> ▪ The Developer will subsidize the purchase of up to 50 TAP cards for a period of three years for employees who opt to take Metro instead of personal vehicles, and will not be provided onsite parking accommodations; or ▪ The Developer will provide Cash-Out Alternative; (i.e. Cash-out bonus to individual tenants who opt to use other commuting modes such as carpools, shuttles, bicycles, or walking. The cash-out bonus will count towards the 50 employee obligation. ▪ TAP Card Maintenance; The Developer will ensure that Project tenants can procure and register TAP cards on an ongoing basis. <p><u>Walkability:</u></p> <ul style="list-style-type: none"> ▪ The Project will provide a 14 foot wide pedestrian area with an average six foot setback combined with existing eight foot sidewalk featuring pedestrian amenities. ▪ The Project will incorporate the Culver 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>City Washington/National Streetscape Master Plan standards to create an attractive, walkable environment with broad spreading shade trees to address heat sink, provide summer cooling and soften the street edge, benches to provide public space seating, bike racks to offer convenient bike storage and in-ground flowering planters and street graphics to lend identity and color to the TOD District.</p> <ul style="list-style-type: none"> ▪ A signalized driveway will be designed to facilitate safe pedestrian access along and across Washington Blvd. and connect and align crosswalks with improved sidewalks. ▪ The Project will promote “walk to work” and “walk to shop” programs for Project tenants and post neighborhood maps with approximate walking distances and times to local neighborhood amenities and transit connections. ▪ In order to provide a safe pedestrian crossing at the proposed drive approach on Washington Boulevard, this drive approach shall be designed and constructed at- grade with the street level, and shall have 25 foot curb return radii with full height curbs extending through the return (similar to a standard street intersection) and ADA compliant curb ramps. Any reduction in the required 25 foot curb return radii shall be approved by the 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>City Engineer.</p> <p><u>Parking and Ridesharing:</u></p> <ul style="list-style-type: none"> EV Charging Stations; The Project parking will include 31 electric vehicle parking spaces, and future capability to support up to 80 EV charging stations. The Project includes designated parking for low/zero emission vehicles, carpools, and will work with City to accommodate loading areas for shared-ride vehicles along Washington Blvd. Developer shall ensure that Project tenants provide employees with a voucher or similar system for ridesharing services to facilitate use of rideshare services. 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
26.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
27.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the	City Attorney	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	Applicant and Property Owner.			
28.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
29.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted as applicable.	Planning/ Building	Standard	
30.	If requested by City staff, the Applicant/ Property Owner shall attend biweekly construction management meetings with staff and other surrounding developments.	Building/ Public Works	Special	
31.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
32.	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	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	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.			
33.	<u>Construction Management</u> A. Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors. B. Developer shall submit to Building Official off-street, offsite parking location for construction workers for duration of construction; C. Developer shall reduce duration for construction staging and use of Washington Boulevard sidewalk frontage to no more than 3 months. D. In order to minimize impacts to area circulation, Developer shall not permit	Planning/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>truck hauling and concrete truck pumping from public streets surrounding the site until after 9:30 a.m.</p> <p>E. In order to compress the construction schedule, Developer shall process a temporary use permit to allow construction beyond hours authorized under CCMC 9.07.035.</p> <p>F. Developer shall investigate the use of sound blankets to mitigate construction noise in locations as determined appropriate by the Building Official.</p> <p>G. Developer shall investigate the use of construction cranes entirely on site or on an adjacent property as determined by the Building Official.</p> <p>H. Developer shall investigate with the Building Official obtaining consent to use "air and light easement" (see Condition No. 128) area for temporary construction staging from adjacent northerly property owner.</p> <p>I. Any sidewalk closing requires approval of the Culver City Engineering Division. No projections over the right of way will be permitted without Culver City Engineering</p>			

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	<p>Division approval.</p> <p>J. Drawings will be required indicating the type of pedestrian protection proposed. The pedestrian protection will be reviewed by the Building Safety and Engineering Divisions.</p> <p>K. The overall construction permit application drawings shall indicate any construction staging areas proposed. The Culver City Engineering Division will require a separate permit for the temporary use of any City right of way.</p> <p>L. Permission to use any portion of the City right of way may be revoked and/ or required to be modified at any time at the direction of City staff.</p> <p><u>Construction Traffic Management Plan (CTMP)</u></p> <p>CTMP shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the</p>			

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PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <ul style="list-style-type: none"> ▪ The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. ▪ An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. ▪ Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. ▪ Identify the areas of construction staging, temporary power, portable toilet and trash and material storage locations. ▪ The location, times, and estimated 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <ul style="list-style-type: none"> ▪ The location and travel routes of off-site staging and parking locations. The Developer shall also submit to the Building Official an off-street, offsite parking plan indicating the location for construction worker parking for duration of construction. ▪ The Construction Traffic Management Plan shall include the timing and duration of all street and/or lane closures and shall be made available to the City in digital format for posting on the City's website and distribution via email alerts on the City's "Gov Delivery" system. The Construction Traffic Management Plan shall be updated weekly during the duration of project construction. 			
34.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	recycled and the name, address, and phone number of the facility of organization accepting the materials.			
35.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
36.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
37.	Except as otherwise permitted by a separate Temporary Use Permit, pursuant to Condition No. 33 I, all construction activity, or ANY activity making any sound, shall start and end within the allowed construction	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	hours. All concrete pours, including all staging and finishing operations, shall start and end within the allowed construction hours except as otherwise required in Condition No. 33 H.			
38.	All shafts shall be min. 2 hr. rated from the foundation to the underside of the roof deck or to the top of parapet walls as part of any shaft construction.	Building	Special	
39.	All shafts shall be enclosed at all levels to other areas of the building. Shafts may be exposed to the exterior if they are located on a property line street frontage.	Building	Special	
40.	All exit stairways that lead to horizontal exit ways shall be min. continuous 1 hr. rated to the sidewalk or public street.	Building	Special	
41.	Commercial kitchen exhaust hood ducting shall have keep horizontal sections as short as possible. All hood ducting shall be vertical or 45 deg. to vertical and shall be min. 2 hr. rated.	Building	Special	
42.	<p>All garage areas shall be 1 hr. rated to all other areas. All office areas shall be 1 hr. rated to all residential and garage areas.</p> <ul style="list-style-type: none"> All lower levels and the floor, walls, and ceiling of the grade level shall be reinforced concrete. Any walls on property lines on the north and east 	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>sides shall be 2 hr. rated, 100% noncombustible construction.</p> <ul style="list-style-type: none"> Any walls proposed to be built on property lines shall be weather-proof and shall be capable of being built 100% from the 8777 Wash. Blvd. property without crossing the property lines. 			
43.	All treads, risers, handrails, etc. inside any common area stairway shall be 100% non-combustible construction. All construction within a common stairway shall be 100% non-combustible construction.	Building	Special	
44.	<p>All paths of egress shall be min. 1 hr. rated. All doors as part of the path of egress of common areas shall swing in the direction of egress.</p> <ul style="list-style-type: none"> - All common stairways shall be one hour rated. - All paths of egress shall be min. 1 hr. rated all sides until they daylight at the public sidewalk. 	Building	Special	
45.	All portions of the buildings within a 10' wide central corridor on the main level shall be 1 hr. rated until daylight at the public sidewalk.	Building	Special	
46.	The Building Permit Plans shall include the	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>following:</p> <ul style="list-style-type: none"> Occupancy classification, square footage, and occupant load labeled for each space. Allowable area calculations for each floor based on the proposed occupancy classifications and proposed types of construction. <p><u>Parking Structure</u></p> <ul style="list-style-type: none"> All portions of the parking structure shall be min. 2 hr. rated, reinforced concrete construction. The ground floor structure and ground floor ceiling structure shall be min. 2 hr. rated reinforced concrete construction. All parking areas shall be min. 1 hr. rated to all other areas of the building. Floors P3, P2, and P1: all stair, elev. and any other shafts shall be min. 2 hr. rated, reinforced concrete construction, all treads and risers steel construction. All storage, mechanical, or equipment rooms min 1 hr. rated. Ground floor: all stair, elevator and any other shafts shall be min. 2 hr. 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>rated, reinforced concrete construction, all treads and risers steel construction.</p> <ul style="list-style-type: none"> The walls and ceiling surrounding the vehicle ramp to Venice shall be min. 2 hr. rated. The vehicle ramp to National shall be min. 2 hr. rated all walls and ceiling. The residential building/ hotel building; the parking area/all driveways shall be minimum 2 hr. rated all walls and ceiling. <p><u>Office Building</u></p> <ul style="list-style-type: none"> All mechanical and equipment rooms as part of the office building shall be min. 1 hr. rated all sides and ceiling. The office building elevator lobby and main lobby walls and ceiling shall be 1 hr. rated. All restaurant spaces in the office building shall be min. 1 hr. rated all walls and ceiling. The exterior exit corridor on the southeast side of the building shall be min. 1 hr. rated all walls and ceiling. 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<ul style="list-style-type: none"> The main lobby shall be min. 1 hr. rated all walls and ceiling. <p>All stair, elevator, and any other shafts shall be min. 2 hr. rated, all treads and risers steel construction.</p>			
47.	All utilities shall be underground or enclosed in the building construction. No overhead utilities shall be permitted.	Building	Special	
48.	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
49.	The construction permit application shall be reviewed by City staff a minimum of 20 City working days prior to building permit issuance and may be extended at the option of City staff.	Building	Special	
50.	As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a C of O or TCO. Do not schedule any partial or full openings or advertise any openings without City approval.	Building	Special	
51.	Provide a Culver City CalGreen checklist and a Culver City Green Building Program Tier 1 checklist on the construction permit drawings.	Building	Special	
52.	This project will be required by the Culver City Mandatory Solar Photovoltaic	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	requirement to install 1 kw of solar pv power per 10k s.f. of building area, not including garage area. The project is estimated to require 16 kw of solar PV power generated a solar array placed on the skylights located over the office component.			
53.	Additional 3 hr. rated non-combustible construction fire walls may be necessary as determined by the Building Official.	Building	Special	
54.	Exterior walls, roofs, balconies, etc. finishes shall be of non-combustible materials	Building	Special	
55.	All trucks driving to the job-site shall obtain Culver City haul route permits.	Building	Special	
56.	Prior to the start of major construction activities a pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff.	Building	Special	
57.	The Building Official reserves the right to adjust allowed construction staging areas during the course of the project.	Building	Special	
58.	Any trash rooms or service rooms shall be min. 2 hr. rated to all other areas. If any restaurants or cafes are anticipated on the ground floor; provide min. 2 hr. rated shafts to the roof for kitchen hood exhaust. Future horizontal kitchen hood exhaust ducts will not be permitted.	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
59.	Final address(s) of the building shall be processed through the Planning Division prior to building permit issuance.	Building/ Planning	Special	
60.	All existing and new trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. The property owner shall maintain all trees. All existing and new trees shall be indicated on the landscaping drawings submitted as part of the overall building permit application.	Building/ Planning	Special	
61.	The project shall meet all current Fire, Building Mechanical, Electrical National, State and CCMC 9.02 requirements.	Fire	Special	
62.	The Conditions of Approval herein from the Culver City Fire Department are based on plans reviewed and approved by the Fire Department. Any changes from approved plans, plan modifications, or Project modifications discovered during construction may cause additional FD requirements for this project.	Fire	Special	
63.	All plans submitted shall have a "Fire Department Notes:" section to include fire conditions of approval and all code required applicable notes.	Fire	Special	
64.	A water company flow analysis for this project area from both LADWP and the Southern California Water Company shall be	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	determined and provided to the Fire Department for comparison of required flow and water availability.			
65.	This project shall meet 2016 requirements of Fire Code Official per authority of CA Title 24, to include all NFPA Standards adopted by the state, Standards as referenced in chapter 80 of the CA Fire Code and local codes, rules, regulations and policies by the Culver City Fire Department as well as the CCMC 9.02.	Fire	Special	
66.	For buildings and property, all references to inspection authority and codes shall apply to the Fire Code Official, Culver City Fire Department.	Fire	Special	
67.	Addresses shall be viewable and legible from the public way, as approved by the Planning Division and the CCFD.	Fire	Special	
68.	Addresses for each/all buildings shall be compliant with the most current Building and Fire Codes and shall be reviewed and approved by the Fire Code Official.	Fire	Special	
69.	All trash rooms within five feet of any building shall be provided with fire sprinklers. Trash compactors shall have 2-1/2" swivels 2 minimum per compactor.	Fire	Special	
70.	Provide fire extinguishers with size, type and location as approved by the Fire Code	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	Official.			
71.	All roof top gardens, solar PV systems and other roof obstructions shall be reviewed and approved by the Fire Code Official. Fire Code Official shall per the Fire Code Chapter 1, 104.1 establish all conditions for the installation of any equipment, or thing that obstructs suppression operations.	Fire	Special	
72.	Contractors shall provide compliance with the current state codes, CCFD regulations and future conditions. Complete prior to project submittal for the building permit.	Fire	Special	
73.	Fire Department Connections and Double Detector Check Assemblies locations shall be determined by the Fire Department. The Project design engineer shall submit locations for review and approval prior to final plans being accepted for equipment locations.	Fire	Special	
74.	Fire hydrant spacing requirements are 300 foot spacing with a hydrant within 150 feet of each Fire Department connection.	Fire	Special	
75.	All federal standards, state codes and Culver City Municipal Codes to be used for construction of this project shall be listed on the building permit plans.	Fire	Special	
76.	All pertinent life safety notes per building and occupancy shall be provided on the building	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	permit plans.			
77.	All reviews, permits, and inspections for life safety systems shall be by the Culver City Fire Department, Fire Prevention Division.	Fire	Special	
78.	All void spaces shall be protected as approved by the Culver City Fire Department.	Fire	Special	
79.	<p>Prior to the start of construction, provide a Fire Life Safety Emergency plan to include:</p> <ul style="list-style-type: none"> - Emergency response and access. - Emergency Staging Plan. - Onsite representative for contact (24/7) fire emergency directions to any incident, assistance in guidance to any incident. <p>Notification of obstruction to defined fire emergency staging areas with a minimum 48 hour notice to be sent to the on duty Battalion Chief (310) 253-6205.</p>	Fire	Special	
80.	Elevators shall be gurney accessible pursuant to CA Building and Fire Code requirements with all access from the public way to the elevator lobbies being of a smooth surface for fire department emergency use.	Fire	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
81.	All exterior walls and parapets 5 feet or greater shall have noncombustible catwalks and ladders, stairs, exits, and paths with locations of the catwalks and ladders as approved by the fire department and building department for structure and by the fire department for size, location, and access. Exit ways shall be provided in parking structure as approved by the Culver City Fire Department.	Fire/ Building	Special	
82.	A KNOX Box and Knox key system shall be submitted to and approved by the Fire Code Official.	Fire	Special	
83.	If required by Fire, all exterior doors shall have keysets and handles.	Fire	Special	
84.	Electrically locked interior doors and gates shall be connected to the fire alarm system and an override switch shall be provided to shutdown stairway locking systems. All exterior doors shall have locks and handsets.	Fire	Special	
85.	All exterior and interior doors shall be labeled with room numbers assigned by the Architect and names to describe the room use.	Fire	Special	
86.	All exterior wall faces and parapets shall be of solid materials or as submitted to and approved by the Fire Code Official.	Fire	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
87.	Smoke exhaust systems are required in enclosed parking structures, type of systems, control locations, status indicators shall be located in the designated fire room and other areas as required by the Fire Code Official.	Fire	Special	
88.	All structures shall have a California Fire Code compliant fire alarm and off site fire monitoring system. The fire alarm system(s) shall be submitted to the Fire Code Official for review, permits and inspections.	Fire	Special	
89.	All fire underground piping shall be submitted to the Culver City Fire Department Fire Prevention Division for review and approval by the Fire Code Official and have approved sectional valves throughout the system.	Fire	Special	
90.	All buildings require fire sprinkler system sectional valves per floor and zone. A Class III hose valve system shall be provided with 2-1/2" valves and 1-1/2" reducing caps. Valve locations shall provide minimum of 100 feet of hose with 30 foot stream. Roof test headers shall be tested by the contractor at the end of the project showing 500 GPM at 65 PSI. Water from testing shall be captured and comply with the BMP between the CA State Fire Marshal and the California Water resources Board. Follow all SWIP and SUSUMP requirements.	Fire	Special	
91.	Any Building with seismic movement systems shall provide a movement loop for the fire	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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	sprinkler where it enters the building.			
92.	All fire sprinkler and hose valve underground piping shall be submitted to the Fire Department for review, permits and inspections.	Fire	Special	
93.	All floor levels below grade shall have a mechanical standalone smoke control system installed in compliance with the requirements of Chapter 9 of the CA Building Code. Backup power shall be provided. Installation and material reviews by the Culver City Building Department. The engineering design of system with computer modeling shall be reviewed and approved by the Culver City Fire Department, This system will involve connection to the Fire Control panel for activation, control and fan status.	Fire	Special	
94.	All striping shall be thermoplastic paint.	Public Works	Special	
95.	Dedication along Washington Boulevard for loading and trash pickup shall be designed and constructed to the satisfaction of Culver City Caltrans.	Public Works/ Planning	Special	
96.	Visibility for motorists at all driveways and cut-outs shall be designed to provide adequate sight distance for the 85th percentile speed of traffic.	Public Works	Special	
97.	Washington Boulevard, along the project's	Public	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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	frontage, shall be widened by two feet. A loading zone shall be established for trash collection and for larger trucks servicing the project. If possible, parking spaces and meters shall be installed. The required parking tees shall be painted with thermoplastic paint.	Works		
98.	All drive approaches shall be at least as wide as the drive aisle and not more than one foot wider on each side.	Public Works	Special	
99.	Any drive approach, or portion thereof, not being utilized for the project shall be removed and reconstructed with full height curb and gutter and sidewalk.	Public Works	Standard	
100.	The project shall be responsible for repaving the half-width of both Washington and National Boulevards, along the project's frontage, by grinding and installing a 2-inch A.C. inlay. Any street striping disturbed by this paving shall be repainted with thermoplastic paint.	Public Works	Special	
101.	The existing street light system along the project's frontage with National Boulevard and Washington Boulevard shall be converted to low voltage induction type lighting. This work shall include, but not limited, to new street light conduit, wiring, pull boxes, light fixtures, and ballast. New street light poles and electrical meter enclosure may be required. A separate street lighting	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	plan shall be submitted to the Engineering Division for review, approval, and permitting.			
102.	The required bus stops, including bus pads, shelters, and trash receptacles, shall be shown on the street improvement plan and designed to the satisfaction of the City's Transportation Department.	Public Works	Special	
103.	This project is subject to the City's Washington National Transit Oriented Development District Streetscape Plan. A separate streetscape plan for the public right-of-way shall be submitted to the Engineering Division and shall be reviewed by the Community Development Director and the City's Public Works Director, prior to approval and permitting. This plan shall include street trees, tree wells, tree grates, planters, special paving, landscape irrigation, way-finding signs and other streetscape improvements consistent with the Washington National Transit Oriented Development District Streetscape Plan. The streetscape improvements shall be installed along the Project frontage of Washington Boulevard and National Boulevard. The landscaping and street trees shall be irrigated from an onsite meter source. The irrigation for the landscaping in the public right-of-way shall be separated from the onsite irrigation. All required valves and controllers shall be located onsite and be located in an area that is easily accessible to City staff. The	Public Works/ CDD/ Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	irrigation system shall have a Calsense controller and rain sensor with stainless steel enclosures.			
104.	The Applicant/Property Owner shall be required to maintain all Washington/National Transit Oriented Development District Streetscape Plan improvements.	CDD	Special	
105.	Project to meet the standards for Leadership in Energy and Environmental Design (LEED) Silver level by the U.S. Green Building Council (USGBC) through the incorporation of green building techniques and other sustainability features.	CDD	Special	
106.	Landscape Plan shall include "green screen" or "living wall" planting along the ground level of the westerly wall of the parking area.	CDD	Special	
107.	Provide lighting plan rendering to illustrate facade and site perimeter project lighting.	CDD	Special	
108.	The Applicant/Property Owner or their successors shall maintain all landscaping in the public right-of-way in perpetuity. The new street trees installed by the Applicant/Property Owner shall be guaranteed for a one year period starting after the City accepts all work completed in the public right-of-way.	Public Works	Special	
109.	All concrete used in the public right-of-way	Public	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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	shall have a minimum strength of 3250 psi.	Works		
110.	Prior to issuance of any Public Works Department and/or Engineering Division permit, the applicant/property owner shall provide two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California. The improvement plans shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way.	Public Works	Special	
111.	The off-site improvements plans shall include, among other things, 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. Separate plans for street improvements, street light improvements, and sewer improvements shall be prepared. Landscape plans for the public right-of-way area and storm drain plans for the relocation of existing catch basins shall be included in the street improvement plans.	Public Works	Special	
112.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
113.	This project is subject to the National Pollution Discharge Elimination System (N.P.D.E.S.) requirements for a Standard Urban Stormwater Mitigation Plan (SUSMP). The SUSMP shall be approved prior to the issuance of the building permit.	Public Works	Special	
114.	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. 01182). 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 inches of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual - Not For Construction" Post Development Hydrology/	Public Works	Special	

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	SUSMP Map. The approval of the SUSMP is required prior to issuance of the building permit. The SUSMP shall cover the new building and parking lot.			
115.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal	Public Works	Special	

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	package, including the plan check fee associated with the LSWPPP.			
116.	Although the project site is less than one acre, 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 prior to the issuance of Grading or Building Permits. This requirement 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	
117.	This project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of building permits or any construction permits issued by the Engineering Division.	Public Works	Special	
118.	The Applicant/Property Owner shall dedicate to the City a 2-foot wide strip of property along Washington Boulevard.	Public Works	Special	
119.	The existing sidewalk along the project's frontage with National Boulevard shall be reconstructed and widened by one foot to a width of eight feet. A one foot easement for street purposes and dedicated to the City to cover the one foot widening. This easement shall be executed by the property owner	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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	prior to the approval of the Off-Site Improvement Plan.			
120.	The Applicant/Property Owner shall dedicate to the City adequate street right-of-way to encompass the reconstruction of the curb returns to a minimum 35 foot radius and installation of new curb ramps and landings at the corner of National Boulevard and Washington Boulevard.	Public Works	Special	
121.	Where necessary, the proposed street dedications shall be limited to a depth that shall be approved by the City Engineer.	Public Works	Special	
122.	A trash/recycling management plan shall be provided that includes detail for bin enclosure size and locations, bin count, collection frequency and collection truck ingress and egress. The plan shall be drawn to scale showing bins inside their enclosure and also show the route a collection vehicle would use to access the property, service the bin and exit the property. Enclosures shall be designed according to the City's bin enclosure specifications. Provide volumetric calculations of projected trash generation by commodity (e.g. trash, green waste, recyclables). The proposed bin count and collection frequency shall be supported by volume calculations. Proposed recycling facilities shall support, at minimum, 50% waste diversion through recycling.	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
123.	Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works	Special	
124.	Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the Applicant/Property Owner shall submit, for review and approval of the Transportation Director or designee, a transit handling plan for the work zone in the public right-of-way and detailing the type and content of transit related construction warning and wayfinding signage and location. The Applicant/ Property Owner shall ensure that the use of the existing bus stop zones adjacent to the Project on National Boulevard and Washington Boulevard are maintained and that there is safe and convenient access to/from these bus stop zones during construction. The transit handling plan may be incorporated into a traffic handling plan submitted for the same work zone.	Transportation	Special	
125.	The Applicant/Property Owner shall consult with Metro to determine whether it is necessary to temporarily relocate any existing bus stops during construction.	CDD	Special	
126.	The Applicant/Property Owner shall conform to all Metro requirements related signage.	CDD	Special	
127.	The Applicant/Property Owner shall install a decorative construction fence to satisfaction	CDD	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	of the Community Development Director.			
128.	The Applicant/Property Owner shall acquire and record a 20-foot wide “no build” easement from the privately-owned property to the north-west within an existing drive aisle/loading dock. Said easement shall be for the full length of the westerly boundary and shall be in form and substance acceptable to the City Attorney and to the satisfaction of the Planning Manager and City Engineer shall be executed by the Property Owner and recorded in the County Recorder’s office. After recordation, a certified copy bearing the Recorder’s number and date shall be provided to the Planning Division.	Planning	Special	
129.	Per CCMC Section 15.06.120, the proposed project will trigger the City's Art in Public Places Program (APPP) requirement. The minimum 1% allocation is based on the value as appears on City-issued Building Permits. The applicant/ property owner has several options for fulfilling the APPP requirement (CCMC Section 15.06.125), including commissioning site-specific permanent art, incorporating a cultural facility into the project or paying a portion or all of the APPP allocation to the Cultural Trust Fund. Payments to the Cultural Trust Fund shall be made prior to issuance of any Building Permit for the project; in cases where art is being commissioned for the site or a cultural	Cultural Affairs	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	facility is to be incorporated, this shall be completed prior to issuance of a Certificate of Occupancy.			
130.	Any portion of the APPP allocation that is reserved for a possible combined gateway art installation at Washington & National Boulevards shall be paid to the Cultural Trust Fund prior to issuance of any Building Permit.	Cultural Affairs	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
131.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
132.	During construction a construction sign shall be posted including, the contractors and owners name and phone numbers, the allowed construction hours, and min. safety gear for all personnel on site; a hard hat, a shirt with sleeves, long pants, closed toe shoes, gloves as necessary, and eye and ear protection as necessary.	Building	Standard	
133.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
134.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
135.	The Building Division may apply administrative assessments and/or post general stop work notices for any violations of the Conditions of Approval for the Project and any violations of the CCMC.	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
136.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
137.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	
138.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Community Development Director.	Building/ Planning /CDD Public Works	Standard	
139.	Unless otherwise authorized by a Special Temporary Permit, 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 on streets within Culver City. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during,	Building/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	and after permissible construction hours.			
140.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site unless authorized by special permit. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
141.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment.</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions.</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of</p>	Building/ Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07.</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
142.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
143.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
144.	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	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	peaks as determined by the Building Official and discontinued during second-stage smog alerts.			
145.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
146.	All public improvements and boundary monumentation shall be completed and accepted by the City prior to recording of the final map or the subdivider shall post an acceptable form of security.	Public Works	Special	
147.	<p>The traffic signal at Wesley Street/Project driveway shall be modified with detection, pedestrian signals across the driveway, etc. to the satisfaction of the City.</p> <p>The project shall be responsible for the full cost to modify the traffic signalization at this intersection for this requirement and to provide an easement to the City for any traffic signal equipment, or appurtenances, which may be located on private property. Control of this drive approach shall be by video detection.</p> <p>The Applicant shall install a "Continental" style crosswalk across the proposed drive approach and shall modify the traffic signalization at this intersection to provide video detection, audible signal devices, LED countdown pedestrian heads, and "Bulldog" type pedestrian push buttons, which shall be installed on all signal poles that control the crosswalk at this drive approach. An eastbound left-turn signal phase on the proposed drive approach may be required and the applicant shall install any other</p>	Public Works/ Transportation	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	modifications that will adequately integrate this driveway into the signalization of the Washington Boulevard Wesley Street intersection. The applicant's traffic engineer shall provide a revised signal timing chart as part of these modifications. This work shall be designed and constructed to the satisfaction of the City Engineer. The applicant shall dedicate an easement to the City for any traffic signal equipment, or appurtenances, which may be located on private property.			
148.	The signalized driveway opposite Wesley Street shall have street-type curb returns with full-height curbs along the entire length of the curb returns.	Public Works/ Transportation	Special	
149.	The Applicant/Property Owner may be required to implement the City's protected bike lane master plan across the project's frontage with Washington Boulevard.	Public Works/ Transportation	Special	
150.	All bicycle parking required above, shall be installed, maintained and managed by the Applicant/Property Owner or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.	Public Works/ Transportation	Special	
151.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on October 27, 2016 at the Project Review	All	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	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.			
152.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p>	All	Standard	
153.	New parking stalls and standard or kiosk type parking meters shall be installed on Washington Boulevard as determined by the City Engineer. If standard meters are selected, they shall be of the type that allows	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	the use of credit cards as manufactured by the IPS Group. If a kiosk meter is selected, it shall be of the type as manufactured by Duncan Solutions with each stall being uniquely numbered.			
154.	All existing sewer laterals that have been abandoned or will be abandoned due to the project design and are located within the project boundary shall be capped at the property line.	Public Works	Special	
155.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set on the prolongation of the project's northerly boundary and the centerline of National Boulevard and on the prolongation of the project's easterly boundary and the centerline of Washington Boulevard. Each monument shall be tied to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.	Public Works	Special	
156.	Provide a trash bin pick up zone as required by Page 20 of the Comprehensive Plan 13.	Public Works	Special	
157.	An NFPA 13 compliant fire sprinklers system shall be installed throughout the all portions of the building and all exterior overhangs. Riser shall have five year State Fire Marshal approved tag on riser. parking garage shall be extra Hazard Group II minimum density, a class I stand pipe system shall be provide per review by the	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	Culver city Fire Department . Sectional valves are required at each level with valves per review with CCFD, a DDCA and other exterior fire sprinkler system equipment shall be installed per Water Company and Culver City Fire Department with the Planning Department screening requirements. A maintenance coordinator shall be provided and all requirements for testing and maintenance agreement shall be provided prior to the Temporary Certificate of Occupancy or Certificate of Occupancy can be issued.			
158.	Provide an NFPA 72 automatic smoke detection and alarm system in common areas, 1 manual pull station, water flow tamper and a complete automatic fire alarm system shall be provided, to include an audible visual system fire warning shall be provided per NFPA 72 Public Mode requirements with ability to be expanded for hearing impaired.	Fire	Special	
159.	A fire control room(s) accessible to the exterior shall be provided per review and approval of the CCFD which shall contain the fire alarm control panel and other life safety equipment and control function switches. At least one with access from Washington Boulevard shall include the fire panel, HOA control for garage smoke exhaust fans, other status indication and controls of the fire life safety systems.	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
160.	All interior corridors shall be protected with system photo electric detection devices as approved by CCFD. Duct smoke detectors shall be part of the fire alarm system. Other voice communication systems shall be provided if fire department radios or communication system is restricted by the structure.	Fire	Special	
161.	A pre fire plan shall be provided as a PDF and submitted to be approved prior to final inspection by the Fire Department.	Fire	Special	
162.	A drive access plan shall be provided and approved by CCFD prior to final inspection. Builder shall provide all signage as required by CCPD and Culver City Public Works/Engineering Department for no parking.	Fire	Special	
163.	All exit and emergency lights shall have two sources of power other than a generator such as built in battery backup. Self-illuminating devices are prohibited by fire department regulations.	Fire	Special	
164.	All interior and exterior doors shall have signs describing use and numbers as assigned by the Architect.	Fire	Special	
165.	Each lobby shall have a floor plan and unit numbering system for emergency use.	Fire	Special	
166.	A number system shall be provided for all	Fire	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	stairs, landings, rooms and spaces in all buildings. Electrical rooms, mechanical rooms and all other specific uses room shall have room use on main floor plan and adjacent to each room. Stairs shall indicate: "ROOF ACCESS" or "NO ROOF ACCESS".			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
167.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on May 10, 2017, excepted as modified by these Conditions of Approval.	Planning	Standard	
168.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Applicant and Property Owner 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	
169.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.			
170.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning /Public Works	Standard	
171.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
172.	The Applicant/Property Owner shall install Digital Messaging Signage (DMS) which communicates with the City's on-street DMS to identify parking availability in the subterranean parking garage.	CDD/ Planning	Special	
173.	All mitigation measures set forth in the IS/MND Mitigation Monitoring Report Program dated April 19, 2017, attached as Attachment C, relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Special	
174.	The Community Development Director, or designee, shall conduct follow-up inspections on the on-site circulation, parking, project design, maintenance and operation of the Project after full operation of the Project has commenced, as set forth in this Condition. In the event the Project is not in full compliance	CDD/ Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	with the approved Project plans, Project conditions of approval and approved Comprehensive Plan, the Project shall be subject to the provisions of CCMC Chapter 17.660 – Revocations and Modifications as determined by the Community Development Director.			
175.	<p>Electric vehicle charging stations stalls shall be provided in the parking structure for low emission vehicles (i.e., hybrid, alternative fuel and electrical automobiles).</p> <p>The California Green Building Code (CGBC) standard is that 6% percent of parking spaces be supplied by Electric Vehicle Supply Equipment (EVSE) or designed to accept future EVSE. In total, the Project will meet or exceed the CGBC standard by including 31 parking spaces equipped with or capable of using EVSE. Those spaces will be spread across all parking levels, and approximately 10 spaces will have operational EVSE upon occupancy, with total transformer capacity of up to 80 spaces.</p>	CDD	Special	
176.	Minor changes or alterations to this Comprehensive Plan shall be subject to administrative approval pursuant to CCMC Section 17.560.025.	Planning	Special	
177.	For any residential street in Parking District 1 and/or District 2, the East Culver City neighborhood north and south of Washington Boulevard (both with existing and future	Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>permit parking conditions), the applicant or property owner shall provide funding to pay for two parking permits per household in said parking district for three years. Said funds shall be paid to the City Engineer prior to the applicant requesting any Certificate of Occupancy. Any funds not allocated or used by the City by the end of a five (5) year period beginning from the date of issuance of the Certificate of Occupancy, shall be returned to the applicant interest free</p>			
178.	<p>BIO-1: The applicant shall be responsible for the implementation of mitigation to reduce impacts to migratory and/or nesting bird species to below a level of significance through one of two ways. Either:</p> <p>(1) Vegetation removal activities shall be scheduled outside the nesting season which runs from February 15 to August 31 to avoid potential impacts to nesting birds. This would insure that no active nests are disturbed; or</p> <p>(2) If avoidance of the avian breeding season (February 15 through August 31) is not feasible, then:</p>	Planning	Mitigation Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>(a) A qualified biologist shall conduct a preconstruction nesting bird survey within 15 days and again within 72 hours prior to any ground disturbing activities (staging, grading, vegetation removal or clearing, grubbing, etc.). The survey shall be conducted to ensure that impacts to birds, including raptors, protected by the MBTA and/or the California Fish and Game Code are avoided. Survey areas shall include suitable nesting habitat within 200 feet of construction site boundaries. This two-tiered survey method is intended to provide the Project applicant with time to understand the potential issue and evaluate solutions if nests are present, prior to mobilizing resources. If active nests are not identified, no further action is necessary.</p> <p>(b) If active nests are identified during pre-construction surveys, an avoidance buffer shall be demarcated for avoidance using flagging, staking, fencing, or another appropriate barrier to delineate construction avoidance until the nest is determined to no longer be active by a qualified biologist (i.e., young have fledged or no longer alive within the nest). An active nest is defined as a structure or site under construction or preparation, constructed or prepared, or being used by a bird for the purpose of incubating eggs or rearing young. Perching sites and</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>screening vegetation are not part of the nest. Given the high disturbance level, general avoidance buffers include a minimum 100-foot avoidance (for smaller birds more tolerant of human disturbance) to a 250-foot avoidance buffer for passerine and a 500-foot avoidance buffer from active raptor nests, or reduced buffer distances determined at the discretion of a qualified biologist familiar with local nesting birds and breeding bird behavior within the Project area.</p> <p>Construction personnel shall be informed of the active nest and avoidance requirements. A biological monitor shall review the site, at a minimum of one-week intervals, during all construction activities occurring near active nests to ensure that no inadvertent impacts to active nests occur. Pre-construction nesting bird surveys and monitoring results shall be submitted to the Culver City Planning Division via email or memorandum upon completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds</p>			
179.	CULT-1: Prior to issuance of demolition permit, the applicant shall retain a qualified Archaeologist who meets the Secretary of the	Planning	Mitigation Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>Interior's Professional Qualifications Standards (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). Full-time field observation 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 Gabrielino Tribe and shall focus on how to identify archaeological and cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.</p> <p>CULT-2: Prior to issuance of demolition permit, the applicant shall retain a Native American tribal monitor from a Gabrieleno Tribe who shall be present during construction excavations such as</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Gabrieleno Tribe.</p> <p>CULT-3: 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 the Gabrielino Tribe. If the resources are Native American in origin, the Gabrieleno Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>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,</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>they may be donated to a local school or historical society in the area for educational purposes.</p> <p>CULT-4: 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.</p> <p>CULT-5: A qualified Paleontologist shall be retained to develop and implement a paleontological monitoring program for construction excavations that would encounter older Quaternary sediments. The Paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older Quaternary sediments. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the 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 Paleontologist.</p> <p>CULT-6: If a potential fossil is found, the paleontological monitor shall be allowed 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 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 Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>and evaluation. If preservation in place is not feasible, the paleontologist shall implement a paleontological salvage program to remove the resources from the Project Site. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.</p> <p>CULT-7: The paleontologist shall prepare a 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 be submitted by the Project Applicant to the City and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.</p> <p>CULT-8: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> <p>Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.</p>			
180.	GEO-1: Site-specific structural and seismic design parameters and recommendations for foundations, retaining walls/shoring, and excavation shall be implemented per the Project's Final Geotechnical Engineering Investigation, subject to review and approval by the Culver City Building Safety Division.	Planning	Mitigation Measure	
181.	HAZ-1: During construction grading activities, if localized areas of petroleum impacts soils are encountered, these soils shall be isolated, sampled, and handled as per current	Planning	Mitigation Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>regulatory guidelines.</p> <p>HAZ-2: Prior to the issuance of any permit for the demolition or alteration of the existing on-site buildings, a comprehensive ACMs survey of the buildings shall be performed. If no ACMs are found, the Project applicant shall provide a letter to the Culver City Building Safety Division from a qualified asbestos abatement consultant indicating that no ACMs are present in the on-site buildings. If ACMs are found to be present, they shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.</p> <p>HAZ-3: Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a comprehensive LBP materials survey shall be performed to the written satisfaction of the Culver City Building Safety Division. Should LBP materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.</p>			
182.	WQ-1: If dewatering activities occur on-site during future redevelopment, samples shall be obtained from the water and analyzed for volatile organic compounds (VOCs) and oxygenates to ensure that they do not exceed applicable discharge requirements. Should the samples exceed VOC, oxygenates or any other applicable discharge requirement, a	Planning	Mitigation Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	dewatering plan shall be prepared by the Project applicant for submittal to the Los Angeles Regional Water Quality Control Board (LARWQCB) and other appropriate agencies determined appropriate in consultation with the LARWQCB for review and approval. The plan shall include but not be limited to sampling of groundwater that may be contaminated; and treatment and disposal of contaminated groundwater in compliance with applicable regulatory requirements. Written verification from the LARWQCB of approval of a dewatering plan completion shall be submitted to the Culver City Planning Division, Building and Safety Division, and Department of Public Works prior to issuance of grading permit.			
183.	<p>NOISE-1: Noise-generating equipment operated at the Project Site shall be equipped with the most effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.</p> <p>NOISE-2: The Project applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the Project Site. Signs shall also</p>	Planning	Mitigation Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>be posted at the Project Site that includes permitted construction days and hours.</p> <p>NOISE-3: Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.</p> <p>NOISE-4: Temporary noise barriers that provide minimum of 10 dB noise reduction shall be used to block the line-of-site between construction equipment and noise-sensitive receptors (residences) during Project construction. Noise barriers shall be a minimum of 10-foot tall along the west and south boundaries which are adjacent to residential uses.</p> <p>NOISE-5: Contractors would phase in construction activity, use low-impact construction technologies, and avoid the use of heavy vibrating equipment where possible to avoid construction vibration impacts. Especially, contractors shall use smaller and lower impact construction technologies to avoid structure damage to the adjacent buildings. Contractors shall avoid the use of driving piles and drill piles instead where necessary to avoid structural damage. The construction contractor shall be responsible for implementing this measure during the construction phase.</p>			
184.	PS-1: Construction Traffic Management Plan – A Final Construction Traffic Management	Planning	Mitigation	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>Plan shall be developed by the Project contractor in consultation with the Project's traffic and/or civil engineer and approved by Culver City's Building Official, Engineer and/or Planning Manager, as applicable, prior to issuance of any Project demolition, grading or excavation permit. The Final Plan shall also be reviewed and approved by Culver City's Fire and Police Departments. Culver City's Building Official, Engineer and/or Planning Manager, as applicable reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer.</p> <p>Prior to commencement of construction, the contractor shall advise the Public Works Inspector and Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors. Also, biweekly construction management meetings with City Staff and other surrounding developments that will potentially be under construction at around the same time as the Project shall be required, as determined appropriate by City Staff, to ensure concurrent construction projects are managed in collaboration with one another.</p> <p>The Final Construction Traffic Management Plan shall identify, at a minimum, the following to the satisfaction of the City:</p> <ul style="list-style-type: none"> ▪ The name and telephone number of a contact person who can be reached 24 		Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>hours a day regarding construction traffic complaints or emergency situations.</p> <ul style="list-style-type: none"> ▪ An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the site, and maps showing access to and within the site and to adjacent properties. ▪ Procedures for the training and certification of the flag persons. ▪ The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. ▪ The location and travel routes of off-site staging and parking locations. ▪ The location of temporary power, portable toilet and trash and materials storage locations. ▪ The timing and duration of all street and/or lane closures and shall be made 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>available to the City in digital format for posting on the City's website and distribution via email alerts on the City's "Gov Delivery" system. The Plans shall be updated weekly during the duration of Project construction, as determined necessary by the City Department of Public Works or designee determined appropriate by Public Works.</p> <ul style="list-style-type: none"> ▪ Prior to approval of the Plan, the applicant shall conduct one (1) Community Meeting pursuant to the notification requirements of the City's Community Meeting guidelines, to discuss and provide the following information to the surrounding community. <ol style="list-style-type: none"> 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 			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	<p>activity).</p> <p>6) Emergency access plan.</p> <p>7) Demolition plan.</p> <p>8) Staging plan for the concrete pours, material loading and removal.</p> <p>9) Crane location(s).</p> <p>10) Accessible applicant and contractor contacts during construction activity and during off hours (relevant email address and phone numbers).</p>			