

ORDINANCE NO. 2018-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 7, P2016-0208-CP FOR THE CULVER STUDIOS, LOCATED AT 9336 WASHINGTON BOULEVARD IN THE STUDIO ZONE.

(P2016-0208-CP)

WHEREAS, The Culver Studios Comprehensive Plan, CP No. 87-01, was approved by the City Council on January 25, 1988, and has subsequently been amended; and

WHEREAS, on November 16, 2016, The Culver Studios, (the “Applicant”) filed an application for a Comprehensive Plan Amendment (CPA No.7) for the Culver Studios to permit the construction, as modified, of five new buildings resulting in a net increase of 345,007 sq. ft. of development; the demolition of 12 buildings and stages; the construction of a new multi-level parking structure located off of Van Buren Place; and a below grade parking structure; the retention of 12 buildings and stages; and a Historic Preservation Program Certificate of Appropriateness for the rehabilitation of four historically designated bungalows, the Mansion (Building C), and the Front Lawn. This Project applies to the West Parcel (Lots 182 through 190 of the Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington Boulevard (80 feet side) street purposes and 1 through 6 of Tract 2530), addressed 9336 Washington Boulevard; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the City prepared a Draft Environmental Impact Report (Draft EIR) on the Project which was made available for a 46-day public review period ending on November 6, 2017. Comments on the Draft EIR were received with responses provided in the Final

1 Environmental Impact Report (Final EIR). Project impacts were identified, and mitigation
2 measures provided as contained in the Mitigation Monitoring Program; and

3 WHEREAS, between November 6, 2017 and November 30, 2017, the
4 Applicant modified the Project as originally submitted, choosing Alternative 6 described in the
5 Draft EIR, which reduces the amount of new development by retaining existing Stage 7/8/9, a
6 historical resource, and foregoing construction of new Building M. The resulting impacts to
7 historical resources and traffic and circulation were lessened, but remain significant and
8 unavoidable due to operational impacts at seven (7) intersections, and demolition of Stage
9 2/3/4, a historical resource; and
10

11 WHEREAS, on December 13, 2017, after conducting a duly noticed public
12 hearing on the subject applications, including full consideration of the applications, plans,
13 staff report, environmental information and all testimony presented, the Planning
14 Commission (i) by a vote of 4 to 0, recommended to City Council Certification of the
15 Environmental Impact Report, recommended to City Council adoption of the Mitigation
16 Monitoring Program, and recommended adoption of a Statement of Overriding
17 Considerations, in accordance with the California Environmental Quality Act (CEQA),
18 including findings required by CEQA, P2016-0208-EIR; and (ii) by a vote of 4 to 0,
19 recommended to the City Council approval of a Development Agreement, P2016-0208-DA;
20 and (iii) by a vote of 4 to 0, recommended to the City Council approval of Comprehensive
21 Plan Amendment No. 7, P2016-0208-CP, and Historic Preservation Program Certificate of
22 Appropriateness, P2016-0208-HPCA, as set forth herein below.
23

24 WHEREAS, on January 8, 2018, after conducting a duly noticed public hearing
25 on the subject applications, including full consideration of the applications, plans, staff report,
26
27
28
29

1 environmental information and all testimony presented, the City Council (i) by a vote of 5 to 0,
2 approved resolutions adopting the Mitigation Monitoring Program and Statement of
3 Overriding Considerations, in accordance with the California Environmental Quality Act
4 (CEQA), including findings required by CEQA, P2016-0208-EIR, and Historic Preservation
5 Program Certificate of Appropriateness, P2016-0208-HPCA; and (ii) by a vote of 5 to 0,
6 introduced ordinances approving Comprehensive Plan Amendment No. 7, P2016-0208-CP,
7 and; Development Agreement, P2016-0208-DA, with The Culver Studios Owner LLC, as set
8 forth herein below.
9

10 WHEREAS, on January 22, 2018, the City Council, by a vote of ___ to ___,
11 adopted the Ordinance approving Comprehensive Plan Amendment No. 7, P2016-0208-CP
12 as set forth herein below.
13

14 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
15 CALIFORNIA, ORDAINS AS FOLLOWS:
16

17 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver
18 City Municipal Code (CCMC), the following findings are hereby made:
19

20 **Comprehensive Plan Amendment No. 7 for The Culver Studios:**

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

23 **A. The proposed Comprehensive Plan can be substantially completed within 4**
24 **years.**

25 Comprehensive Plan Amendment No.7, the Project, includes a construction schedule
26 beginning in May 2018 and ending on or before November 2020 (2.5 years) as
27 projected at this time and assuming a January 2018 final Project approval. The Project
28 construction schedule would occur over a single phase and would be segmented into
29

1 focus zones within the Project site, to minimize both disruptions to neighboring uses
2 and to internal, continuing operations. Construction will be staggered between
3 demolition and new building based on the focus zone. Due to the proximity to
4 residences, Linwood Howe elementary school, and the downtown, measures to
5 reduce construction impacts have been included and are a part of the Project Design
6 Features, Mitigation Measures, and Conditions of Approval, and construction related
7 staging, coordination, timing, traffic, and communications are contained in the
8 Construction Management Plan and the Construction Traffic Control Plan.

9
10 **B. The proposed development is capable of creating an environment of sustained**
11 **desirability and stability, or adequate assurance will be provided such objective**
12 **will be attained.**

13 The Project is intended to provide for the long-term stability and viability of The Culver
14 Studios campus and will help maintain the City's economic base in film and media
15 production. The Project will help upgrade the 100-year old movie studio for modern
16 media production while also preserving the important historic aspects of the property
17 centered around the Mansion building, a cultural icon of The Culver Studios and the
18 City. Some of the property historic stages will be preserved and repurposed for
19 continued media entertainment production purposes. As a part of CPA No. 7,
20 sustainability and mobility elements are included to achieve an environmentally
21 responsive project. Project features include low impact development, energy
22 efficiency, water conservation, and improved water quality. Mobility measures will
23 enhance active transportation, multimodal connectivity, first and last mile travel to the
24 Culver City Expo Station, and streetscape improvements. As a part of the Project, a
25 development agreement is proposed to establish the applicant's contributions to a City
26 Mobility Fund and for various other enhancements to the mobility network.

27 **C. The proposed uses will not be substantially detrimental to present and potential**
28 **surrounding uses, but will have a beneficial effect.**
29

CPA No. 7 maintains the permitted uses for the Project site, including “office”, “stage”, and “support” uses. The Project redistributes these uses providing for more “office” space. Office uses are considered compatible with adjacent residential, school, and commercial uses surrounding the Project site. The Project will maintain a secured perimeter and restrict operations within internal spaces. CPA No. 7 includes walls and fences to help shield and buffer the commercial operations of the Project site from sensitive residential and school uses. CPA No. 7 includes Project site improvements that reflect best practices in sound attenuation and site planning to better protect residents from commercial operations. Along Ince Boulevard, landscaped setbacks have been added to buffer and beautify the site perimeter. New and improved gates and entries will direct traffic northerly to the downtown area, rather than through residential areas to the south. The new parking structures will accommodate existing and future employees, visitors, and fleet vehicles. The Project provides for more than the Code required number of parking spaces. Truck parking will be eliminated from Ince Boulevard and moved on-site. The new Van Buren Parking Garage will include a wider setback, be screened, have a ventilation system to reduce contaminants, and a walled elevation to help reduce vehicle noise impacts. A small linear park is proposed along Van Buren Place to be designed with neighborhood input as a community asset. Street trees will be protected. No public access from Van Buren Place is allowed to the Project. Setbacks have been added to new buildings Y and K to protect privacy and views of adjoin residences. The Project provides a new stable daytime population that will patronizing downtown businesses and benefit the local economy.

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.

The proposed Comprehensive Plan Amendment No. 7 is in compliance with the California Environmental Quality Act (CEQA) as more fully detailed in the Project’s Environmental Impact Report (EIR). As a part of the Project EIR, a Traffic Analysis

1 was completed which studied several surrounding intersections in both Culver City
2 and Los Angeles. The Project was found to result in significant operational level of
3 service impacts at several intersections surrounding the Project site. Mitigation has
4 been provided to reduce impacts, but impacts remain significant and unavoidable at
5 seven (7) intersections including:

- 6
- 7 3. Duquesne Ave/Lucerne Ave (Culver City, AM peak hour)
- 8 8. Washington Blvd/Culver Blvd (Culver City, AM peak hour)
- 9 13. Robertson Blvd/Exposition Blvd/Venice Blvd (City of LA, AM & PM peak hours)
- 10 14. National Blvd/Washington Blvd (Culver City, AM peak hour)
- 11 33. Overland Ave/Venice Blvd (City of Los Angeles, AM peak hours)
- 12 38. Robertson Blvd/National Blvd (City of Los Angeles, AM & PM peak hours)
- 13 42. Duquesne Ave/Braddock Dr (Culver City, AM & PM peak hours)
- 14

15 The EIR provides mitigation for traffic and transportation impacts that include TDM
16 measures for the Project site tenants, such as ridesharing, site design to encourage
17 walking and bicycling, contribution to a bike share service, unbundled parking, car-
18 share, transit pass subsidies and other measures that are intended to enhance
19 mobility.

20

21 Mitigation (TRAF-7) is included to restripe the southbound approach to the intersection
22 of Ince Boulevard and Washington Boulevard to provide for two, left-only turn lanes to
23 Washington Boulevard and a shared through/right turn lane to Ince Boulevard and the
24 entry to the Project site gates. Also included are restricted right-turns from Ince
25 Boulevard gates to avoid travel through residential streets. Mitigation (TRAF-8) is
26 included to restripe the Canfield Ave/Washington Blvd/Culver Blvd intersection
27 controlling turn movements.

28

29

1 Through the Project Development Agreement, a contribution to the City's Mobility fund
2 would be made to enhance multimodal connections in order to reduce vehicle miles
3 traveled burdens on area intersections.

4
5 The Project is considered an infill site. Regional goals and objectives call for economic
6 enhancements particularly at infill sites well served by transit.

7
8 The Project will result in increased traffic levels on some existing commercial streets
9 due to increased development. The EIR Traffic Analysis did not find impacts on
10 residential streets around the Project site but did find that intersections to the north in
11 both Culver City and Los Angeles and along Duquesne Avenue will be impacted.
12 Project related traffic is not expected to use surrounding residential streets due to
13 traffic calming improvements previously constructed to discourage cut-through traffic.

14
15 The Project gate entries have been designed with angled driveways, signage, and
16 pavement markings that permit "left turn only" movements out of the Project site along
17 Ince Boulevard. A proposed single tenant to occupy the Project could facilitate better
18 and less impactful traffic patterns by imposing rules to control employee and visitor
19 ingress and egress consistent with traffic study recommendations and neighborhood
20 protection goals.

21
22 Project design and circulation features that orient traffic to the north of the property
23 away from residential neighborhoods, including the Culver/Main tunnel connection to
24 the underground parking garage, will prevent an overload on the surrounding street
25 network and help minimize adverse circulation conditions.

26
27 **E. The proposed development is compatible with the surrounding area.**
28
29

1 The Project has been designed to provide for increased development while minimizing
2 the impacts upon the surrounding area, particularly residential properties. The
3 challenges of developing within a historic property constrained by residential
4 development to the south, west, and east, have been addressed in the CPA No. 7. A
5 greater proportion of media related office use will make the Project more compatible
6 with sensitive residential and school uses compared to “support” and “production”
7 uses that may generate more noise and truck traffic. The Project will not exceed the
8 code established height limits. Project design incorporates setbacks and step backs,
9 building articulation, and green screen features where possible in order to lessen
10 massing impacts to surrounding areas. The Van Buren Parking Garage will include an
11 exhaust and ventilation systems with quiet fans and duct silencers to maintain certain
12 noise reduction levels during specified times. To address noise impacts, a concrete
13 wall is provided along the first level of the Van Buren Parking Garage. The location of
14 parking structures and office buildings are appropriate for placement within the
15 Project site and as conditioned will have less negative impacts on surrounding
16 adjacent uses.

17
18 Construction activities will create temporary neighborhood impacts. The EIR identified
19 construction impacts associated with transportation and traffic and provides mitigation
20 measures, however, impacts were still found to be significant. Measures include
21 prohibiting trucks from using residential streets to the south, east, and west.
22 Construction traffic haul routes will be directed to Ince Boulevard and Washington
23 Boulevard, deliveries and pickups will be scheduled at non-peak hours, access will not
24 be restricted for surrounding uses, and any lane closures will be scheduled at off-peak
25 periods.

26
27 To ensure reduced construction related noise impacts to surrounding residential uses,
28 the Project will utilize quiet air compressors and similar equipment, where available.
29 Further, noise barriers such as noise blankets with a noise reduction coefficient to

1 block the distances between the construction equipment and residential areas during
2 construction will be used. Standard construction conditions which limit hours of
3 construction and address construction related noise will be enforced.
4

5 **F. The types and locations of the proposed commercial development can be**
6 **economically justified.**

7 The Project provides for increasing market demand for digital media production space
8 associated with new and changing technologies consistent with current economic
9 trends. The Culver Studios is currently functioning well as an independent rental-
10 based studio, but the Project will provide a more campus-like work environment with
11 less emphasis on filming within large sound stages with expansive sets, and more
12 emphasis on smaller work spaces for creating computer-generated media content for
13 on-line streaming and other distribution means. The Project is also known as the
14 Innovation Plan due to its emphasis on new and emerging technologies. The Project
15 changes realign the mix of site uses from traditional movie and similar entertainment
16 production to more digitally focused media office space. New office development can
17 more easily adapt to changes in markets for decades into the future.
18

19 **G. The Comprehensive Plan is in conformance with the General Plan, or a**
20 **concurrent General Plan Amendment is in process.**

21 Comprehensive Plan Amendment No. 7 is in conformance with the General Plan. The
22 office, production, and support uses that comprise the Studio are consistent with the
23 General Plan Studio designation for the Project site. The Project also helps achieve
24 many of the economic development goals and objectives of the General Plan
25

26 **H. Any exception from the standards and requirements of this Title is warranted by**
27 **the design and amenities incorporated in the Comprehensive Plan, and is**
28 **desired by the Council.**
29

1 The Project does not call for any exceptions to standards and requirements in the
2 Culver City Municipal Code. The Project's development conforms to the height
3 limitations. The Project provides more than the required parking. CPA No. 7 provides
4 other standards for the Project's development including setbacks developed to help
5 buffer future development from nearby residential properties.

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

7
8 Utility and infrastructure studies have been prepared to address the development in
9 CPA No.7 and are analyzed in the Project EIR. System upgrades to wet utilities:
10 water, wastewater, and drainage; and dry utilities: electricity, natural gas,
11 telecommunications will be provided to meet Project needs. Service providers have
12 indicated that with upgrades, utilities can accommodate the increased development on
13 the Project site.

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

15
16 CPA No. 7, which supersedes all previous Comprehensive Plans for the Project site,
17 has been prepared to comport with all applicable requirements and policies of the City.
18 Pursuant to the Zoning Code, the Studio zone allows for motion picture and television
19 studio facilities and related media support facilities. Comprehensive Plan Amendment
20 No. 7 will be in conformance with the Studio zoning district and General Plan Land
21 Use designation for the property. Further, the Zoning Code establishes that all
22 development standards in the Studio zone may be established in a Comprehensive
23 Plan. A Comprehensive Plan allows for flexibility in site planning and design for
24 specific or special land uses and locations such as historic properties. Accordingly,
25 setbacks for structures are established in Comprehensive Plan Amendment No. 7 to
26 allow for such flexibility as related to particular buildings. Building Y and various
27 buildings fronting Ince Boulevard contain reduced building setbacks. However most
28 contain above grade setback, step-backs and building offsets with enriched
29 landscaping to minimize impacts upon residential properties. In many cases the

1 Project meets or exceeds at grade setback requirements. The new office buildings
2 and new Van Buren Parking Garage conform to the maximum height limit of 56 feet,
3 permitted in the Studio Zone. Conditions of Approval are established to ensure
4 conformity with the Culver City Municipal Code.

5 SECTION 2. Pursuant to the foregoing recitations and findings, the City
6 Council of the City of Culver City, California, by a vote of ____ to ____, approves an ordinance
7 approving Comprehensive Plan Amendment No.7, P2016-0208-CP, subject to the
8 Conditions of Approval as set forth in Exhibit A, attached hereto and incorporated herein by
9 this reference.
10
11

12 APPROVED and ADOPTED this 22nd day of January 2018.
13
14
15

16 _____
17 JEFF COOPER, Mayor
18 CITY OF CULVER CITY, CALIFORNIA

19 ATTEST:

20 APPROVED AS TO FORM:

21 _____
22 JEREMY GREEN, City Clerk

23 
24 CAROL A. SCHWAB, City Attorney
25
26
27
28
29

A18-00031

EXHIBIT A

RESOLUTION NO. 2017-P021, 2017-P022, & 2017-P023

Case No. 2016-0208-CP, P2016-0208-DA, P2016-0208-HPCA, P2016-0208-EIR

The Culver Studios – 9336 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on The Culver Studios Comprehensive Plan Amendment (No. 7) for the proposed construction of 345,007 net new square feet of digital media space and support facilities including new parking structures at the current site supporting 1,614 net new spaces; and a Historic Preservation Program Certificate of Appropriateness for the renovation of Building C and D (known as the Mansion and Administration buildings), (the “Project”), for the property located at 9336 Washington Boulevard (the “Property”).	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the “CCMC”) and with these Conditions of Approval.	Planning	Standard	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance

				Verification
GENERAL				
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
7.	All planted areas on the Property shall be 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". Upon completion of the Van Buren Parking Garage, Studio related truck parking shall not be allowed on Ince Blvd. and shall be provided on site only.	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter	Planning	Standard	

	17.330 - "Signs". All signs require a separate permit and approval.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance

				Verification
GENERAL				
14.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
15.	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	
16.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance

				Verification
GENERAL				
17.	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	
18.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
19.	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	
20.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.1005, et. seq., requiring one kilowatt (1 kw) solar photovoltaic system per each 10,000 square feet of gross floor area, or fraction thereof.	Building	Standard	
21.	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	
22.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards," and the final adopted Comprehensive Plan P2016-0208-CP.	Planning	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance

				Verification
GENERAL				
23.	All 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 the approved project plans including benches and in-ground planters tree wells that may be provided and landscape irrigation. All new (and any existing) street trees adjacent to the Project shall be supplied with irrigation from the overall site irrigation system which shall include a timer and rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan.	CDD/ Planning/ PW	Special	
24.	<p>Mobility</p> <p>The Project will provide mobility measures that promote and enhance pedestrian, bicycle, and transit connections to Expo and other improvements to improve area mobility. Such measures shall include,</p> <ul style="list-style-type: none"> a) Mobility Fund The Applicant will contribute to the City's Mobility Fund as described in the Project Development Agreement with mobility improvements earmarked for roadway and circulation improvements to enhance multimodal connectivity to and from the Project site with the Culver City Expo Station. b) Designated Ride Share Carpool Area. The Project shall include designated parking and loading areas for ride share vehicles located adjacent to 	CDD/ PW/ Trans.	Special	

Gate 2. A car pool area shall be provided as part of the TDM measures.

c) Rideshare Subsidy

In order to facilitate the use of rideshare services and reduce potential single occupant vehicle trips, for a period of five years after occupancy, the Developer shall ensure that the Project tenants provide employees with a voucher for ridesharing services to the Culver City Expo Station.

d) EV Charging Stations

The Project shall provide 6% of total parking spaces EV ready, with 50% supplied with Electric Vehicle Supply Equipment (EVSE) and operational upon occupancy, located on each of the parking levels.

Active Transportation Improvements

a) Pursuant to a Development Agreement between the City and the Developer, the Developer will contribute to a dedicated mobility fund the amount \$1 per sq. ft. of a net new development (\$345,000) for City transportation and mobility improvements which may include (biking and pedestrian improvements or micro transit) that the City is currently considering or may consider.

b) Short-term Bicycle Parking – The

Developer will provide **68** short-term bicycle parking spaces within the Project site.

c) Long-term Bicycle Parking; The Developer will provide **62** bicycles parking spaces within the Project site to facilitate and encourage tenants and employees to commute by bicycle.

d) End-of-Trip Facilities; The Developer will provide “end of trip facilities” including showers, lockers, secure bike storage, and bike repair for tenants or employees who bike or walk to work.

TAP Card Subsidy:

a) The Developer will subsidize for the purchase of up to 50 TAP cards for a period of three years for employees who opt to take Expo instead of personal vehicles to commute to work, 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, if provided, will count towards the 50 employee obligation.

b) TAP Card Maintenance; The Developer will ensure that Project tenants can procure and register TAP cards on an ongoing basis and

	<p>provide evidence of such notification shall be provided to the Building Division</p> <p>c) The Developer will annually provide evidence of TAP Card subsidies to the Planning Division.</p> <p><u>Walkability:</u></p> <p>a) 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.</p>			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
25.	<p>Culver Connect</p> <p>The applicant shall provide an easement for the City’s Culver Connect high speed internet fiber optic cable service and install a pull box along the Project major commercial street frontage pursuant to City specifications to allow the connection.</p>	CDD/ Building	Special	
26.	<p>Per CCMC 15.06.120, CPA No. 7 will trigger a new Art in Public Places Program requirement. Based on the estimated project valuation, the applicant will have several options for fulfilling this requirement, including payment of an in-lieu fee or commissioning original, site-specific permanent art. A site-specific permanent art piece may be provided as part of the Joint Art Plan in coordination with the adjacent</p>	Cultural Affairs	Special	

	Parcel B project. For new original, site-specific art, concepts and siting shall conform to the U.S. Secretary of the Interior's Standards (Standards) and may require a separate Building Permit and/or Certificate of Appropriateness. Concepts for new permanent art are subject to review and approval by the Cultural Affairs Commission.			
27.	Rehabilitation of existing structures and the construction of new infill, landscaping and alterations to streetscape patterns within the property shall conform to the Standards.	Cultural Affairs	Special	
28.	All existing and new trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and 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. 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.	Planning/ Building	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance

				Verification
GENERAL				
29.	Signs shall be posted at all parking levels that remind people to respect neighboring residential uses and prohibit honking of horns and loud music from cars or vehicles. Studio parking staff shall enforce this requirement and potential violations especially during live audience shows or special events. The signs shall be approved by the Planning manager prior to installation.	Planning	Special	
30.	<p>Upon completion of the excavation and prior to the constructing the building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer:</p> <ul style="list-style-type: none"> a. A grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code and with this certification, a survey showing the final rough pad grade elevations shall be submitted. c. A certification by the soils engineer that the grading has been completed to his satisfaction and is in compliance with the California Building Code. <p>A final compaction report prepared by the soils engineer.</p>	Public Works/ Engr.	Special	
31.	All concrete used in the public right-of-way shall have a minimum strength of 3250 psi, unless otherwise noted.	Public Works/ Engr.	Special	
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance

				Verification
GENERAL				
32.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Public Works/ Engr.	Special	
33.	<p>Secure bicycle parking shall be provided to accommodate a minimum of one hundred thirty (130) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows:</p> <ul style="list-style-type: none"> - Sixty-two (62) long-term parking spaces; - Sixty eight (68) short-term parking positions. <p>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. The short-term spaces shall be provided on the project site, immediately adjacent to Buildings "J", "K", "L", "O", and "Y", using fifteen (15) 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 office buildings. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed</p>	Public Works/ Admin.	Special	

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.

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 Christopher Evans, Culver City Public Works Department, at christopher.evans@culvercity.org The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.

Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.

Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan

	<p>may be incorporated into a traffic handling plan submitted for the same work zone.</p> <p>All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of <u>any</u> Certificate of Occupancy.</p>			
34.	<p>As applicable, the Developer shall provide street improvement plans to Transportation Department showing the layout of transit stop improvements for review and approval. The transit stop door/furniture zone shall be free of obstruction (other street furniture, tree well, utility box, etc.); the final location, layout and transit stop improvements shall be approved by Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells, utilities, and furniture and all require transit stop Improvements.</p>	Trans.	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
35.	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	
36.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
37.	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	
38.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et seq. shall be submitted.	Planning/ Building	Standard	
39.	<u>Construction Management Plan</u> A. 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. In order to compress the construction schedule, Developer may process a Temporary Use Permit to allow construction beyond hours authorized under CCMC 9.07.035; D. Developer shall investigate the use of sound blankets to mitigate construction noise in locations as determined	Building/ Public Works	Special	

	appropriate as required by the Building Official; E. All construction activities, staging, and storage shall take place on the subject property, unless otherwise reviewed and approved by Building and Safety, and Engineering.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
40.	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	
41.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
42.	<p>A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p>	Planning/ Public Works	Standard	

	D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
43.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
44.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
45.	Prior to permit issuance for each new building in the Project, the Developer shall notify all abutting property owners and occupants with a notice that includes the anticipated construction schedule. 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).	CDD / Building	Special	
46.	<p>Trash Management Plan (Waste Plan) shall be submitted for review and approval that demonstrates adequate trash and recycling capacity and comply with Assembly Bill 939, 1826, and 341 waste diversion goals and shall show the following information:</p> <ul style="list-style-type: none"> a. Projection of waste generation by type, e.g. food waste, mixed waste, paper goods, etc. b. Detailed calculation of the trash volumes (solid & recyclable; cu. yd/week), proposed number of proposed bins, and proposed frequency of collection (once/week; twice/week, etc.) required to determine the size of trash enclosure based on trash generation rates with respect to all proposed uses (e.g. commercial, restaurant, office, etc.); c. The number of bins and/or compactors required should be adequate to store the projected waste per Waste Plan; and by extension, the trash enclosure shall be adequate to store the bins. The Waste Plan shall include a Site Plan that shows the detail of trash enclosure/room areas fully 	Public Works/ Env. Operation	Special	

1	dimensioned showing bin placement to			
2	scale with bins labeled accordingly,			
3	“Recycle”, “Refuse”, or “Organic Food			
4	Waste”;			
5	d. <u>Compactors</u> – Only Roll-Off compactors are			
6	permitted and specifications shall be			
7	approved by the Environmental Programs			
8	and Operations Division of the Public			
9	Works Department prior to purchase. A			
10	detail for the compactor area must include			
11	dimensions of the enclosure and elevations.			
12	e. A vehicle travel plan depicting ingress and			
13	egress of collection vehicles and/or scout			
14	vehicles. The plan shall show path of travel			
15	and dimensions of travel lanes. Lanes and			
16	turning radiuses shall be sufficient to			
17	accommodate a collection vehicle that is			
18	33’4”long x 10’6” wide x 13’10” tall.			
19	f. A comprehensive trash management plan			
20	(per the Plan Comments above) that shows			
21	the necessary facilities to recycle more than			
22	50% of the projected waste.			
23	g. Bin enclosures that meet the following			
24	specifications :			
25	1. The area shall be enclosed with a			
26	masonry wall that is compatible, in			
27	material, color, and strength, with the			
28	building. The wall shall be at least six			
29	feet high, or the height of the enclosure			
	door in the closed position, whichever is			
	higher.			
	2. The enclosure shall be large enough to			
	accommodate refuse containers per			
	Waste Plan. Minimum inside			
	dimensions are ten feet (depth) x			
	twelve feet (width) to house a two (2)			
	trash bins. The minimum inside area is			
	one hundred twenty (120) square feet.			
	The requirement increase forty (40)			
	square feet for each additional bin.			

1	3. A one or two piece swing door, finished to match the enclosure walls and wide enough to allow ready removal of container(s) shall be provided. The opening shall be at least ten feet wide, and shall provide an overhead clearance of at least six and one half feet. When open, the door shall not extend over a property line.			
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3	4. The enclosure shall also have at least a 6 inch thick interior concrete slab, A six-inch by six-inch concrete curbing along the base of all interior walls within the enclosure, a floor drain that is directly connected to the sanitary sewer for maintenance purposes, and minimum 8 feet concrete loading pad in front of the proposed trash enclosure and match width of the clear opening.			
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5	5. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
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19	47. The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval. The locations of information kiosk, van pool/carpool parking spaces, and bike parking should be clearly identified on the plans. (Prior to issuance of any Certificate of Occupancy for any portion of the project, the applicant shall comply with all provisions of Culver City Municipal Code § 7.05.015 regarding Transportation Demand and Trip Reduction Measures.)	Trans.	Special	
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
48.	Two (2) sets of Site Improvement/Grading Plans prepared by a civil engineer, registered in the State of California, shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the Site Improvement Plan shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works/ Engr.	Special	
49.	A geotechnical report from a State licensed Geotechnical Engineer reporting on the suitability of the onsite soils to support the proposed construction including a liquefaction analysis shall be submitted with the Site Improvement/Grading Plan. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works/ Engr.	Special	
50.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the Site Improvement/ Off-Site Improvement Plans plan review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works/ Engr.	Special	
51.	Concurrent with the submittal of the 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	Public Works/ Engr.	Special	

Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1 inch of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new buildings and parking structure. The Site Improvement Plan shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
52.	Concurrent with the submittal of the 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 package, including the plan check fee associated with the LSWPPP.	Public Works/ Engr.	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
53.	This project proposes to demolish to bare ground existing pervious surfaces that exceed one acre. Therefore, prior to the issuance of Grading or Building Permits, it shall be required to show proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.	Public Works/ Engr.	Special	
54.	All parking tees adjacent to project's frontage with Ince Boulevard shall be repainted to the City's current standard.	Public Works/ Engr.	Special	
55.	All non-ADA compliant sidewalks and curb ramps along the project's frontage with Ince Boulevard shall be removed and replaced. If necessary, tree roots shall be cut at the direction of the City's arborist. Curb ramps shall be constructed with truncated domes.	Public Works/ Engr.	Special	
56.	All uplifted sidewalk adjacent to tree wells along the project's frontage with Ince Boulevard shall be removed and replaced. If necessary, tree roots shall be cut at the direction of the City's arborist.	Public Works/ Engr.	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
57.	The proposed drive approach on Van Buren Place that will serve the new fire lane shall be constructed per Culver City's Special Use Driveway Approach CC-101-2.2, Case 1, with W=20 feet, Y=10 feet, and X=3 feet. The sidewalk adjacent to the new approach shall be reconstructed and both the drive approach and new sidewalk shall be constructed with 4,000 psi 6-inch thick concrete on a 4-inch crushed miscellaneous base (CMB).	Public Works/ Engr.	Special	
58.	The applicant shall have a certified arborist prepare a report to determine if any tree that needs to be relocated can be transplanted to the new location. If not, new trees shall be planted at locations approved by the Public Works Director. Two new trees shall be planted for every tree removed. The applicant shall be solely responsible for the cost to transplant the existing trees or for the cost of planting new trees. The applicant shall also be responsible for the maintenance of any transplanted or new tree for a period of one year after acceptance of the work. The applicant shall replace any tree that does not survive within this one year maintenance period.	Public Works/ Engr.	Special	
59.	Ince Boulevard from Washington Boulevard to Lucerne Avenue shall be coated with rubberized emulsion asphalt slurry in accordance with the City's specifications	Public Works/ Engr.	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
60.	A conveyance agreement between the City and Culver Studios shall be drafted to the satisfaction of the Public Works Director/City Engineer. The conveyance agreement shall describe that Culver Studios will convey through their on-site sewer system the sewage of the affected private properties on Van Buren.	Public Works/ Engr.	Special	
61.	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/ Engr.	Special	
62.	The construction contractor shall advise the Culver City Public Works Inspector of the construction schedule and shall meet with the inspector prior to commencement of work.	Public Works/ Engr.	Special	
63.	The applicant must show all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures in Building Permit Plans for review and approval by the Transportation Department.	Trans.	Special	
64.	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 bus/transit stop zones adjacent to the Project are maintained and that there is safe and convenient access to/from these bus/transit stop zones during construction. The transit handling plan shall	Trans.	Special	

	detail how safe and convenient access to/from adjacent/nearby bus stop(s) will be maintained during construction, and it shall include an up-to-date list and contact information of transit agencies in the project area and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays.			
65.	Proposed alterations to the Front Lawn (north of Building C/Mansion) shall include a description of character-defining features and be reviewed for submittal to the City according to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Plans shall be reviewed by Cultural Affairs Division for comment prior to issuance of a permit.	Cultural Affairs	Special	
66.	Landscape plans for the relocated Bungalow Court to the south of Building C/Mansion shall replicate elements of the bungalows' original setting to the extent feasible and be reviewed by the City's Cultural Affairs Division for comment prior to issuance of a permit.	Cultural Affairs	Special	
67.	Designs for Gates 1, 2 and 3 require additional adjustments to ensure conformance with the Standards and shall be reviewed and approved by the Cultural Affairs Division prior to permit issuance.	Cultural Affairs	Special	
68.	Exterior Alterations to Buildings C, D and E (ADA / Wheel Chair Lift / ramp) are subject to further revisions to ensure conformance with the Standards and shall be approved by the Cultural Affairs Division prior to permit issuance.	Cultural Affairs	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
69.	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	
70.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
71.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
72.	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	
73.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
74.	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	
75.	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 Planning Manager.	Building/ Planning/ Public Works	Standard	
76.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
77.	Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic periods.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
78.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
79.	<p>Compliance with the following noise standards shall be required with at all times:</p> <ul style="list-style-type: none"> A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's 	Building/ Planning	Standard	

	Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
80.	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	
81.	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	
82.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
83.	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	
84.	The permanent public art installation (<i>Studio Pass</i> by Jim Heimann), currently incorporated into the Ince Boulevard perimeter wall between Gates 2 and 3, shall be removed and stored to protect it from damage during construction.	Cultural Affairs	Special	
85.	If requested by City staff, the Applicant/Property Owner shall attend biweekly construction management meetings with staff and other surrounding developments.	Planning/ Building/ Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
86.	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 March 9, 2017 at the Project Review Committee meeting on the Land Use Permit application, or as approved at the July 25, 2016 City Council Public Hearing on The Culver Studios Comprehensive Plan Conformance Review, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Special	
87.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	
88.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
89.	<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	
90.	<p>The applicant shall work with the City to implement a Transportation Demand Management/Commute Trip Reduction Program (TDM Program). The TDM Program shall include measures to reduce the number of vehicle trips associated with the development of the site in order to reduce such vehicular trips and air emissions related to the Project. Said implementation shall include a Culver Studios representative to serve as the coordinator (Program Coordinator) of this TDM Program. The Program Coordinator shall submit annual reports to the Transportation Department with</p>	Trans.	Special	

information of the implemented TDM Program, results of annual TDM surveys, and analysis of program effectiveness. Transportation Department will review and confer with Culver Studios coordinator to develop program revisions, as necessary, to attain trip reductions. In addition to the transportation demand management measures that are required by the CCMC Transportation Demand and Trip Reduction Ordinance, CCMC Municipal Code § 7.05.015, the Program shall include all of the standard employee commute trip reduction methods including, but not limited to, the following:

- a) Bicycle route map information;
- b) Financial rewards program for participation in trip reduction efforts;
- c) Telecommuting
- d) Flexible work hours (arrival and departures outside of commute peak periods);
- e) Guaranteed return trip and/or guaranteed emergency trip for employees participating in rideshare or other transit programs;
- f) Personalized commute assistance offered by on-site employee transportation coordinator;
- g) Organization and participation in vanpool/carpool programs;
- h) Promotional information of transit and rideshare agencies serving the area including the address, telephone number, website, routes, maps, schedules and fees of these agencies;
- i) Rideshare matching service for employees;
- j) Trip reduction program marketing and recruitment;
- k) Collaboration with Culver City Transportation Department to promote alternative transportation choices.

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
91.	Establish two (2) transit stops near the intersection of Ince Blvd. and Washington Blvd. (near TCS gate 2) for the City's Micro-transit Project, if required. These stops each need to include a three-seat bench, trash receptacle, sign post, and red-painted curb. The bench and trash receptacle shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance, ADA accessibility, and bus stop requirements.	Trans.	Special	
92.	Two (2) sets of Off-Site Improvement Plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the Public Right of Way.	Public Works/ Engr.	Special	
93.	The applicant shall construct a right-turn lane for southbound Ince Boulevard at the entrance to Gate 2A. The right-turn lane shall have a 30 foot reverse taper and 100 feet of storage. Ince Boulevard shall be widened by 2 feet leaving an 8 foot wide sidewalk in order to provide for the right-turn lane into Gate 3. The widened 32 foot roadway shall have a 12 foot northbound lane, a 10 foot southbound lane, and a 10 foot southbound right-turn lane. The Offsite Improvement Plan shall design the street widening and show all necessary relocations of above ground facilities including, but not limited to, catch basins, street lights, street trees, and parking meters. All parking meter heads and poles not being reused shall be salvaged and returned to the City's maintenance yard. A	Public Works/ Engr.	Special	

	<p>separate signage and striping plan shall be prepared for the right turn lane and for the installation of new parking tees for parking spaces being realigned due to the right turn lane transition. The plan shall indicate the number parking spaces that will be eliminated because of the right-turn lane and transition. In the event that the City has prepared and approved an alternative plan for use of the public right of way (e.g. bicycle facilities on Ince Blvd.) that does not substantially alter the proposed vehicular access to the Project site, the developer shall cooperate with the City to implement it and shall only be required to contribute funding comparable to the extent of work described above in this condition.</p>			
94.	<p>The applicant shall reconstruct the existing driveway at Gate 3 and Gate 2a and provide an angled entry/exit driveway having a similar angle as Gate 2. Reconstruction of the driveway shall include geometric features, street striping, and signage to discourage motorists from turning right when exiting the driveway. The entryway shall have two 12 foot wide entry lanes, a 14 foot wide exit lane, and an 8 foot wide median separating the entry and exit traffic.</p>	Public Works/ Engr.	Special	
95.	<p>The drive approach for Gate 4 shall be reconstructed to provide access for fire and safety vehicles. The width of the new drive approach shall be 20 feet and shall be constructed per Culver City's Special Use Driveway Approach CC-101-2.2, Case 1, with W=20 feet, Y=10 feet, and X=3 feet. The sidewalk adjacent to the new approach shall be reconstructed and both the drive approach and new sidewalk shall be constructed with 4,000 psi 6-inch thick concrete on a 4-inch</p>	Public Works/ Engr.	Special	

	crushed miscellaneous base (CMB). The new drive approach shall be relocated as far southerly, towards Carson Street, as possible without having to relocate the existing street light. The top of "X" of the new drive approach shall be no closer than 5 feet to the base of the existing street light. The existing drive approach for Gate 4 shall be removed and the excess portion of the drive approach shall be reconstructed with curb, gutter, and sidewalk. New parking spaces and parking meters shall be installed along the vacated portion of this drive approach. One new street tree and tree wells shall also be planted in this area. The tree species shall be the same as the existing street trees and shall be a minimum 24" box in size.			
96.	All existing street lights on Ince Boulevard along the project's frontage and two existing streetlights along the project's frontage on Van Buren Place shall be upgraded to low voltage induction type lighting. This work shall include, but not limited to, the replacement of light fixtures, ballasts, and the installation of new pull boxes, conduit, and wiring. A new service connection and a 200 amp meter cabinet, having space for 8-2 pole breakers, shall be provided as directed by and to the satisfaction of the City Engineer. The existing street light poles may be reused provided they are not damaged during the removal of the existing wire. All streetlights north and south of project site shall be maintained and kept in operation.	Public Works/ Engr.	Special	
97.	The westbound Washington Boulevard left turn lane to southbound Ince Boulevard shall be extended easterly from 118 feet to 150 feet. The applicant shall modify the center	Public Works/ Engr.	Special	

	median raised island to accommodate the extended left-turn lane and shall modify the striping and raised island at the exit of the parking structure to inhibit left turns out of the parking structure. The applicant shall be responsible for the geometric design, striping and signing plans, and to construct the improvements to the satisfaction of the City Engineer.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
98.	The new landscaping proposed within the parkway of Van Buren Place adjacent to project's boundary shall be irrigated and connected to the onsite landscape irrigation. The Engineering Division shall review, approve, and permit any landscaping in the public right of way.	Public Works/ Engr.	Special	
99.	The existing drive approach on Van Buren Place that serves the current fire lane shall be removed and new curb, gutter, landscaping, and a street tree shall be installed. The street tree shall be a minimum 24-inch box size Canary Island Pine.	Public Works/ Engr.	Special	
100.	The Applicant/Property Owner shall install a decorative wrap/construction fence where visible from the public right-of-way. The height, fence and screening materials are subject to approval by the Community Development Director.	Public Works/ Engr. / CDD	Special	
101.	Tie backs in the public right-of-way shall be removed at 20 feet below grade.	Public Works/ Engr.	Special	
102.	Fire sprinkler drain lines shall be connected to the sanitary sewer system.	Public Works/ Engr.	Special	

103.	<p>Traffic Improvements</p> <p><u>Ince Bl. and Washington Bl:</u></p> <p>The Project shall be responsible to extend the westbound Washington Bl. left-turn lane. The Project shall be responsible to design and construct the left-turn lane to the satisfaction of the City Engineer. The design shall address how motorists exiting the Ince Parking structure will be prohibited to make left turns out.</p> <p><u>Washington Bl. and Culver Bl:</u></p> <p>The Project shall be responsible to lengthen the left-turn lane for westbound Culver Boulevard at Washington Boulevard (also referred to as Ince Bl.) to the greatest extent possible to the satisfaction of the City Engineer. The left-turn lane shall begin just west of the left-turn lane for the parking structure.</p> <p><u>Project Entrance Gates:</u></p> <p>The Project shall design all the entrance gates to the satisfaction of the City. Right-turn lanes shall be constructed for each driveway, and the driveways shall be configured to provide only right-turns in and left turns out of the gates. The design shall provide adequate sight distance for drivers exiting all the gates on Ince Boulevard to insure that motorists are able to see pedestrians coming from their right on the sidewalk. The project shall be responsible for all traffic control measures to enforce the right-turns in and left turns out restrictions.</p> <p>The Project shall be responsible pay for any traffic control measures and traffic control officers needed to prevent Project traffic from</p>	Public Works/ Traffic	Special	
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	entering any of the gates via any residential street, including but not limited to, Lindblade St., Pointsettia St., Kruger St., Hubbard St., Carson St., and Lucerne Ave.			
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
104.	The existing permanent public artwork (<i>Studio Pass</i> by Jim Heimann) shall undergo conservation treatment by a qualified professional prior to or at time of reinstallation. Should the applicant choose to re-site the artwork in a new location, this requires Cultural Affairs Commission (CAC) review and approval. CAC approval and installation of artwork in a new location shall be completed prior to Certificate of Occupancy or Final Inspection.	Cultural Affairs	Special	
105.	All requirements of the Art in Public Places Program as outlined in CCMC Section 15.06 et seq. shall be fulfilled prior to Certificate of Occupancy or Final Inspection.	Cultural Affairs	Special	
106.	Interpretative Program: The interpretative program shall be submitted to the Cultural Affairs Division for review and approval prior to Certificate of Occupancy or Final Inspection and shall, at a minimum, include a web-based component.	Cultural Affairs	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
107.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on December 13, 2017 , excepted as modified by these Conditions of Approval.	Planning	Standard	
108.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
109.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
110.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
111.	All mitigation measures set forth in the EIR Mitigation Monitoring Report Program dated November 30, 2017, 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	
112.	All of the existing street trees along the Studio's frontage will be preserved and will not be removed.	Planning	Special	
113.	<p>Subject to CCMC Chapter 7.05, the Applicant, or property owner, shall be subject to the following Transportation Demand Management (TDM) Plan:</p> <p>A. The TDM plan shall be flexible and utilize as many measures as may be necessary to achieve the required trip reductions. Elements of the TDM plan shall parallel and be consistent with City of Los Angeles TDM Ordinance No. 168700 to the greatest extent possible.</p> <p>B. The Applicant, or property owner, shall use February 2016 driveway traffic counts as a baseline for comparison to determine if TDM goals are achieved.</p> <p>C. The TDM plan that shall reduce proposed Project trips by at least 10% (i.e., reduce AM peak-hour trips from 491 to 442 trips and reduce PM peak-hour trips from 468</p>	Public Works/ Traffic	Special	

to 421 trips). To determine whether Project trips have been reduced to the required levels, the Applicant or property owner shall contract with a City approved consultant to produce at the Applicant's, or property owner, expense, annual monitoring reports of proposed Project driveway traffic volumes for three normal business weekdays. The traffic volumes shall be taken on weekdays determined by the City. The Applicant, or property owner, shall pay the cost of the City conducting up to a total of five annual reports. The City shall determine when to conduct the first monitoring report, which shall occur after at least 85 percent occupancy is achieved.

When there are at least three consecutive annual reports demonstrating continuous compliance with the TDM trip reduction levels, the Project shall be deemed to have satisfied the TDM mitigation measure requirement. The Applicant, or property owner, shall be responsible for all the costs associated with the monitoring program, including the annual monitoring reports and a \$5,000 per year review fee by City staff.

D. The Applicant or property owner shall conduct a "Look-Back" Traffic Study to address the left-turn storage for westbound Washington Bl. at Ince Bl. for the 95th percentile queue. At no later than six months after 85 percent occupancy, the applicant or subsequent owner shall pay for a City-selected traffic consultant, to conduct a traffic study, including new traffic counts, a queuing analysis,

1	delay to motorists, traffic operations			
2	of the signalized intersections of			
3	Washington/Ince and Culver/Ince, field			
4	observations and an accident analysis.			
5	Based on the results of the study and if			
6	required by the City, the applicant will work			
7	with tenants to encourage the use of			
8	alternative routes or alternative modes of			
9	transportation to the studio in order to			
10	address any traffic operation issues			
11	identified in the study.			
12	114. If any annual report after the first of such	Public	Special	
13	reports shows that the TDM peak-hour trip	Works/		
14	reductions are not achieved, the Applicant, or	Traffic		
15	property owner, shall implement additional			
16	measures, including but limited to: (i) provide			
17	additional transit-bikeshare passes, (ii) buy			
18	and provide free of charge to on-site			
19	tenants/employees an annual bus pass for			
20	each excess trip occurring in the peak hour			
21	with the most excess trips, up to a maximum			
22	of 44 annual bus passes (based on 491			
23	"before" and 442 "after" AM trips}, (iii) provide			
24	other reasonable economic incentives to			
25	encourage the use of public transit or			
26	increase ridesharing, and/or (iv) increase the			
27	number of reserved carpool and vanpool			
28	preferential parking spaces in order to further			
29	encourage employee carpool usage and			
	ridesharing.			
	The Applicant, or property owner, may submit			
	additional reports or supplemental information			
	demonstrating compliance with this condition			
	which may be reviewed and approved by the			
	Community Development Director and Public			
	Works Director.			