

# ATTACHMENT NO. 1

## RESOLUTION No. 2018-P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, P2018-0001-CUP TO ALLOW THE INSTALLATION OF A 4-BAY AUTO REPAIR FACILITY AT AN EXISTING CAR RENTAL AND OFFICE BUILDING AT 2926 LA CIENEGA BOULEVARD IN THE EAST WASHINGTON OVERLAY (-EW) AND INDUSTRIAL GENERAL (IG) ZONES.

(Conditional Use Permit, P2018-0001-CUP)

WHEREAS, on January 4, 2017, Ehsan Vahidi (the "Applicant") filed an application on behalf of AEMV, L.L.C. (the "Owner") for a Conditional Use Permit to install a four bay vehicle repair facility with ancillary storage and office area within an existing car rental and office development at 2926 La Cienega Boulevard (the "Project"). The Project site is legally described as Assessor's Parcel Number 4205-001-079, 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 and other actions is required:

Conditional Use Permit, P2018-0001-CUP: To ensure the Project complies with all required standards and City ordinances and establish all onsite and offsite conditions of approval to reflect the compatibility, configuration, design, location, and potential impacts of the proposed use, and suitability of the use to the site and surrounding area; and,

WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to CEQA Section 15303, Class 3 – New Construction or Conversion of Small Structures; and

WHEREAS, on August 8, 2018, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of \_ to \_, adopted a Categorical Exemption, in accordance with the California Environmental

Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of \_ to \_, conditionally approved Conditional Use Permit, P2018-0001-CUP, as set forth herein below;

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.530.020, the following findings for a Conditional Use Permit are hereby made:

**A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit or Conditional Use Permit and complies with all other applicable provisions of this Title and the CCMC.**

Pursuant to CCMC Section 17.260.035, Table 2-11, the proposed use, a vehicle repair facility, is allowed in the East Washington Overlay (-EW) and Industrial General (IG) Zones with approval of a Conditional Use Permit. The proposed use as conditioned will comply with all applicable provisions of Title 17 of the CCMC and other applicable provisions of the Municipal Code. The project complies with all height, setback, parking, and landscaping requirements as stated in Title 17 (Zoning) of the CCMC.

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

The proposed vehicle repair facility will add another use to an existing car rental and office development expanding the Project's economic opportunities which is consistent with General Plan Land Use Element Objective 5. Economic Diversity, by encouraging new business opportunities that expand the City's economic base. The Project is consistent with General Plan Land Use Element Objective 16. Land Use Compatibility, because it results in mutually compatible land uses by placing a vehicle repair facility in a car rental and office development located within an industrial area that includes light industrial, warehouse, storage, and commercial uses. There is no Specific Plan designated for this area.

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

The project site is surrounded by light industrial and commercial uses that include warehouse, fueling station, and contractor supply businesses. The proposed four-bay auto repair facility is consistent with these types of uses that are characteristic of industrial zones. The repair shop will be located within a car rental facility that is developed with

enclosed car display areas and ample parking and drive aisles that can serve all existing and proposed uses onsite. The Project will not impact existing or future land uses in the vicinity because it is self-contained along with the other uses on the project site.

The vehicle repair shop will occupy an existing building that served as a car rental display area thereby minimizing upgrades to the proposed use operational. Its location in the interior of the project site and inside a cinder block concrete structure will reduce visual impacts because it will not be visible from public rights of way or adjacent properties. The site will not generate noise levels that are incompatible with surrounding industrial and commercial uses. There is substantial distance between the work bays and an adjacent contract supply business to the south and other project site buildings obstruct views of the repair bays from that adjacent business. The auto repair facility's concrete wall to the north will also dampen noise that may otherwise affect a fueling station and car wash.

The relatively small, low traffic generating use will not interfere with adjacent industrial uses and egress and ingress conditions will lessen conflicts with project traffic and surrounding traffic on Adams and La Cienega Boulevards.

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

The project site is 33,406 square feet in area fronting both Adams and La Cienega Boulevards with driveway approaches on both streets. Interior drive aisles and back up maneuverability areas meet or exceed minimum Zoning Code standards and the site provides the code required parking for the various uses such as the proposed vehicle repair facility, and existing car rental business and offices. Adjoining land uses include a fueling station with a car wash and a contract supply business while light industrial, commercial and some office uses surround the area. The subject site is developed as a car rental business with offices and is able to sustain an additional four bay vehicle repair facility. These commercial uses are compatible with the adjoining and surrounding light industrial and commercial uses. Adequate drive approaches directly from the public right of way to the site reduce potential conflicts with surrounding uses. The size of the site and the existing three driveways are adequate to accommodate this small use.

As a small scale operation, the use will not generate high traffic volumes and access and internal circulation as noted above will ensure ease of vehicle flow diminishing traffic impacts to Adams and La Cienega Boulevards. Provisions of utilities as determined by staff during the internal review period of this project can adequately be provided to the site without creating visual impacts that are incompatible with the surrounding uses. As a relatively flat lot with three driveway approaches and on-site parking, there are no physical constraints that would render the site physically unsuitable for the proposed use.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to**

1 **persons, property, or improvements in the vicinity and zoning district in which the**  
2 **property is located.**

3 Compliance with City development standards and the conditions of approval will ensure  
4 that the proposed operation will not be detrimental to the public interest, health, safety, or  
5 general welfare, or injurious to persons, property, or improvements in the vicinity and  
6 zoning district in which the property is located. As a low traffic generating, small scale use,  
7 the project is not expected to impact the surrounding area to a degree that would be  
8 detrimental to the public interest, health, safety, or general welfare. Required compliance  
9 with local, state, and federal laws and regulations will ensure the project properly disposes  
10 of or recycles vehicle repair related waste products.

11 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
12 Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,  
13 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not  
14 result in significant adverse environmental impacts; and (ii) approves Conditional Use Permit,  
15 P2018-0001-CUP, subject to the conditions of approval set forth in Exhibit A attached hereto  
16 and incorporated herein by this reference.

17 APPROVED and ADOPTED this 8<sup>th</sup> of August, 2018.

18  
19 \_\_\_\_\_  
20 ED OGOSTA - CHAIRPERSON  
21 PLANNING COMMISSION  
22 CITY OF CULVER CITY, CALIFORNIA

23 Attested by:

24 \_\_\_\_\_  
25 Susan Herbertson, Senior Planner  
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EXHIBIT A  
RESOLUTION NO. 2018-P006  
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2926 La Cienega Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are being imposed on a four bay vehicle repair facility and new office space (the "Project"), for the property located at 2926 La Cienega 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	
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 17.595.030 –"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.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping". The landscaping shall incorporate screening consistent with CCMC Section 17.400.125.	Planning	Standard <b>Special</b>	

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7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
8.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	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	
11.	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	
12.	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	
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	

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14.	<p>Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet and shall be increased to an additional 40 square feet for each additional bin required with the minimum inside depth of 10 feet maintained, 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.</p> <p>The trash enclosure/room shall be constructed with 8 foot concrete loading pad in front of the proposed trash enclosure/trash room, a 10 foot 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.</p> <p>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. The size of trash enclosure(s)/trash room(s) and number of bins shall be based on the project's approved Trash/Recycling Management Plan.</p>	Public Works/ Fire/ Planning	Standard	
15.	The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works	<b>Special</b>	

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<b>GENERAL</b>				
<b>16.</b>	<p>a. Secure bicycle parking shall be provided to accommodate a minimum of four (4) 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"> <li>• Office: two (2) long-term parking spaces; and, two (2) short-term parking positions.</li> </ul> <p>b. 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 may be provided on the project site or near the pedestrian entrance to the building, using one (1) "Inverted - U" Bicycle Rack or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide (except as noted in Condition No. 3, below), 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>c. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks; and, a minimum 24" separation</p>	Public Works	<b>Special</b>	



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	<p>between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.</p> <p>d. 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 <a href="mailto:christopher.evans@culvercity.org">christopher.evans@culvercity.org</a>. 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.</p> <p>e. 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 staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.</p> <p>f. 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 may be incorporated into a traffic handling plan submitted for the same work zone.</p>			

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	g. 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 any Certificate of Occupancy. All required bicycle parking shall be provide free to any building tenant, tenant employees and/or visitors.			
17.	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	
18.	The Project shall meet all provisions of CCMC Section 7.05.015 -”Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
19.	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	
20.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	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 applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	

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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.	<p>a. Applicant shall design the repair/maintenance bays to be indoor and to avoid stormwater run-on or contact with the stormwater runoff. The bay drainage system must capture all wash-water, leaks, and spills, equipped with a clarifier and properly connected to a sanitary sewer. A plumbing permit from Building and Safety will be required for the clarifier. An Industrial Waster Permit will be required for sewer connection. Site and roof drainage shall be treated with catch basin inserts. Vehicle/equipment wash areas shall be self-contained and equipped with a clarifier and rain diversion system and properly connected to a sanitary sewer. A plumbing permit from Building and Safety will be required for the clarifier. An Industrial Waste Permit will be required for sewer connection.</p> <p>b. The applicant shall remove and replace the existing curb ramp at the corner of Adams Boulevard/Washington Boulevard to be ADA compliant. The applicant shall obtain a permit from Engineering Division for replacement of curb ramp.</p>	Public Works	<b>Special</b>	
25.	Both of the Project’s driveways on La Cienega Boulevard and Adams Boulevard shall be restricted to right-turns in and right-turns out. The Project shall be responsible to pay for the required signing restricting movements.	Public Works Planning	<b>Special</b>	
26.	a. The Applicant shall provide a Hazardous Materials Disclosure Plan.	Fire	<b>Special</b>	

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	<p>b. If welding is to be performed within the structure, the Applicant shall provide compliance with the 2016 CA Fire Code for Hot Work.</p> <p>c. Tire storage shall be 6 feet or less in height or shall comply with Ch. 32 of 2016 CFC for High Piled Combustible Storage.</p>			

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
27.	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	
28.	The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel selected by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
29.	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	

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30.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
31.	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.	Building/ Public Works	Standard	
32.	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	
33.	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	
34.	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	Planning/ Public Works	Standard	

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	<p>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> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>			
35.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to	Building	Standard	

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	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.			
<b>36.</b>	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	
<b>37.</b>	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	



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<b>DURING CONSTRUCTION</b>				
38.	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	
39.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
40.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
41.	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	
42.	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	
43.	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	
44.	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	

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45.	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	
46.	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	
47.	<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</p>	Building/ Planning	Standard	

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	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 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.			
48.	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	
49.	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	
50.	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	
51.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access	Building/ Public Works	Standard	

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<b>DURING CONSTRUCTION</b>				
	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.			

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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
52.	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 February 15, 2018 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
53.	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	
54.	<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	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
55.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on August 8, 2018, excepted as modified by these Conditions of Approval.	Planning	Standard	
56.	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	
57.	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	
58.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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<b>ON-GOING</b>				
59.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
60.	Used oil storage shall be placed above ground or underground with a double container and easy access for recycling.  Oil change bays shall be atop a concrete paved area and concrete paving shall cover any used oil tank areas.	Building Safety Fire	Special	
61.	The project shall be subject to CCMC Section 17.400.125 - specific development standards for Vehicle Repair Shops including Operational, Development, and Site Maintenance Standards.	Planning	Special	
62.	Consistent with East Washington Overlay Zone standards, CCMC Section 17.260.040, all business activity including display and storage of rental vehicles and rental fleet vehicles and vehicle repair operations, shall occur inside the existing structures within the project site and no business activity including employee parking or storage of rental cars or vehicles associated with the car repair business shall occur on the public right or on adjacent and surrounding properties.	Planning	Special	
63.	Exterior finishes to building walls shall be consistent with approved building permit plans.	Planning	Special	