

1 RESOLUTION NO. 2019-P007

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT
4 MODIFICATION, P2018-0320-CUP/MOD AND ADMINISTRATIVE USE
5 PERMIT, P2018-0320-AUP TO ALLOW CONSTRUCTION OF A 2-LEVEL
6 SUBTERRANEAN PARKING AREA AND INSTALLATION OF A PLAYFIELD
7 AND A 2-STORY, CLASSROOM BUILDING OVER THE SUBTERRANEAN
8 PARKING AT PARK CENTURY SCHOOL LOCATED AT 3939 LANDMARK
9 STREET IN THE INDUSTRIAL GENERAL (IG) ZONE.

10 (Conditional Use Permit Modification, P2018-0320-CUP/MOD, and
11 Administrative Use Permit, P2018-0320-AUP)

12 WHEREAS, on January 3, 2019, Park Century School (the "Applicant" or "School") filed
13 an application to modify the 2005 approved Conditional Use Permit (CUP/MOD) to allow
14 construction of a 2-level subterranean parking area and installation of a playfield, a 2-story,
15 classroom building, and outdoor seating over the subterranean parking, (the "Project").

16 The Project site is more specifically identified by Los Angeles County Assessor's
17 Number 4206-013-022, in the City of Culver City, County of Los Angeles, State of California;
18 and,

19 WHEREAS, in order to implement the proposed Project, approval of the following
20 application is required:

21 1. Conditional Use Permit Modification, for the construction of a 2-level
22 subterranean parking area and installation of a playfield, a 2-story, classroom building, and
23 outdoor seating over the subterranean parking, modifying an existing CUP, to ensure the
24 Project complies with all required standards and City ordinances, and to establish all onsite
25 and offsite conditions of approval necessary to address the site features and ensure
26 compatibility of the proposed Project with the development on adjoining properties and in the
27 surrounding neighborhood; and
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1 2. Administrative Use Permit: To ensure that the use of tandem parking spaces for
2 some of the Project's required parking is in compliance with all required standards and City
3 ordinances and establish conditions of approval to ensure the use is compatible with the Project
4 site and surrounding area.

5 WHEREAS, on March 10, 2005, the Applicant filed an application for a Conditional Use
6 Permit and an Administrative Use Permit to allow operation of a private elementary school at
7 the project site with a maximum enrollment of 120 students, 47 staff members, 47 at grade
8 parking spaces, and tandem parking for a portion of the required parking; and
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10 WHEREAS, on July 13, 2005, the Culver City Planning Commission approved the
11 Conditional Use Permit and Administrative Use Permit; and
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13 WHEREAS, on November 14, 2005, the Culver City City Council approved the
14 Conditional Use Permit and Administrative Use Permit, after considering an appeal of the
15 Planning Commission's decision; and
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17 WHEREAS, on August 14, 2019, after conducting a duly noticed public hearing on the
18 subject applications, including full consideration of the applications, plans, staff report,
19 environmental information and all testimony presented, the Planning Commission (i) by a vote
20 of ___to ___, adopted a Categorical Exemption, in accordance with the California Environmental
21 Quality Act (CEQA), Section 15332, Class 32 - In-Fill Development, finding the Project will not
22 result in significant adverse environmental impacts; (ii) by a vote of ___to ___, conditionally
23 approved Conditional Use Permit Modification, P2018-0320-CUP/MOD, as set forth herein
24 below; and (iii) by a vote of ___ to ___, conditionally approved Administrative Use Permit,
25 P2018-0320-AUP, as set forth herein below.
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28 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
29 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC), the following findings are hereby made for the Conditional Use Permit Modification (CUP/Mod) and Administrative Use Permit (AUP):

Conditional Use Permit Modification:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a CUP/Mod are hereby made:

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

The existing School was approved through a previous CUP and Zoning process in effect at the time of those approvals. Currently, CCMC Section 17.610.010.F allows the modification and/or expansion of a private school with an existing CUP in the IG Zone through a CUP Modification. In 2005 the Applicant received approval of a CUP. The proposed 2019 CUP modification and Master Plan will increase student enrollment by 50 students and staffing by 20 without expanding the School campus beyond the campus site approved in 2005. The modification complies with all other applicable Zoning Code requirements such as required parking and setback development standards.

The School currently operates in compliance with the CCMC Zoning related use restrictions and is in compliance with the 2005 CUP. Pursuant to CCMC § 17.610.010.F, the School submitted a CUP modification request, a proposed Master Plan to implement the proposed 2019 modification, and an economic study. The School will continue to comply with all applicable City regulations following approval of the CUP modification.

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

The Project site has an Industrial General Plan Land Use Element designation and is zoned Industrial General (IG). Approval of the proposed 2019 modification and Master Plan will not increase the campus area approved in 2005.

The General Plan Land Use Element includes a goal of creating economic vitality that serves the community and protects the quality of life. Objective 5, Policy C of the Element encourages the “development of cultural, educational and entertainment uses that will provide leisure activities for Culver City’s residents and enhance the image of the City.” The School complies with this goal as an educational institution. Within the Industrial General Plan land use designation, the Land Use Element notes that “commercial uses, particularly those that support or service daytime industrial employees, also would be allowed. This designation is designed and intended to support and encourage industrial businesses as a valuable component of the City’s economic base.” The City intends to protect existing and future office, industrial, and permitted uses in the industrial areas by: limiting the scope of

the School's expansion through the 2005 CUP and the proposed 2019 modification and Master Plan; reviewing all future proposed modifications; and requiring a condition of approval that the Applicant not object to any future proposed uses adjacent to the Property that are legally permitted under the City's zoning regulations. The Project site is not subject to any specific plan.

The 2005 CUP and proposed 2019 modification and Master Plan include specific standards that, together with the School's existing CUP and conditions of approval, comply with the General Plan requirement that maximum building intensity, specific types of use and development standards be controlled by zoning standards that are based on lot size and location. The School's 2005 CUP, proposed 2019 modification and Master Plan, and CUP conditions of approval reflecting the modifications assure that the use of the subject property will be compatible with surrounding uses.

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 design, location, size and operating characteristics of the existing private school use, the 2005 CUP, and the proposed 2019 modification and Master Plan to implement Phase 1 of the Plan will not have a negative impact on adjacent uses and is found to be compatible with the existing and future industrial and office land uses in the vicinity of the subject site.

Upon its approval, the 2005 CUP was found to be compatible with the surrounding area and the existing and future industrial and office land uses. The proposed 2019 CUP modification and Master Plan will facilitate enrollment increases from 120 students to 170 students and staff level increases by up to twenty (20) faculty and staff members, consistent with the proposed Master Plan Phase 1 thresholds. There are no additional student increases or campus expansion in the proposed 2019 modification. The School has operated on Landmark Street since 2008 and has not expanded since that time, adhering to conditions of approval imposed by the City. The completion of Phase I of the Master Plan will enhance the existing campus with new and updated facilities and additional required parking. The increase in on-site parking and circulation for student drop-off and pick-up proposed in Phase 1 of the 2019 Master Plan will lessen potential congestion impacts around the property.

Landmark Street is near Washington Boulevard and the Culver City Light Rail Expo Line station. The area is transforming into various mixed use, retail, and creative office uses. Landmark Street is in transition with some light industrial uses, creative office uses, and two private schools. The School complements these uses in the surrounding area as an institution focused on innovative methods for educating children and encouraging creative thinking in problem solving scenarios.

The new playfield will not result in traffic, noise, lighting, or other significant impacts on adjacent properties or nearby residential uses as demonstrated in the technical studies for this Project and through implementation of Project conditions of approval. The new classroom building is relatively small and will occupy approximately 10% of the current

1 parking lot area. It will accommodate three (3) classrooms, will be constructed to current
2 Building and Zoning Code standards, with windows facing away from nearby residential
3 properties. Conditions of approval governing the use of the playfield including light shielding
4 will enforce compatibility with adjacent uses. Lastly, the Project will be subject to review
5 prior to implementation of Phase 3.

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

9 The proposed campus growth, in terms of student enrollment and facilities, can be
10 accommodated as demonstrated in the approved 2005 CUP and proposed 2019 CUP
11 Modification and Master Plan, through the phased development of the property. The 2019
12 Master Plan Phase 1 and CUP modification includes a 50-student enrollment increase
13 which can be achieved with the new proposed classroom and increased on-site parking.
14 The new parking area is fully subterranean and designed to allow on-site queuing for drop-
15 off and pick up, thereby reducing impacts on Landmark Street and surrounding businesses.
16 This use intensification will occur on the existing School campus without a physical
17 expansion of the School onto neighboring properties. In addition, implementation of the
18 2019 CUP modification will reduce potential impacts by redeveloping a portion of the
19 existing School campus instead of increasing the campus area. Technical reports
20 submitted by the School indicate the 2019 Phase 1 and CUP modification will not create
21 significant impacts regarding geology, hazards, noise, lighting, traffic, utilities, air quality,
22 cultural resources, or land use. Conditions of approval governing the use of the new
23 playfield including light shielding will enforce compatibility with adjacent uses.

24 Development of the School under the Master Plan, pursuant to Phase 1 and CUP
25 modifications, will not significantly impact surrounding properties and will be compatible with
26 adjoining land uses with respect to Project access, compatibility with adjoining land uses,
27 shape, size, provision of utilities, and the absence of physical constraints.

28 **E. The establishment, maintenance or operation of the proposed use will not be
29 detrimental to the public interest, health, safety, or general welfare, or injurious to
persons, property, or improvements in the vicinity and zoning district in which the
property is located.**

The approved 2005 CUP allowed a private school with 120 students and the approved 2005
CUP was subject to conditions of approval. The School is in compliance with the 2005 CUP
conditions of approval. The 2005 CUP was not found to be detrimental to the public interest,
health, safety or general welfare or injurious to persons, property or improvements in the
surrounding commercial zoning district or vicinity. The proposed 2019 Master Plan Phase
1 and CUP modification increases the enrollment by 50 students while maintaining the
existing campus area.

The School has been in existence since 2008 and its operations are permitted pursuant to
the CCMC and the approved 2005 CUP. The School complements the existing mix of
school, industrial, commercial, creative office, and residential uses in the surrounding area

with its focus on the use of innovative learning tools and the development of creative thinking. The School site is physically suitable for the type and intensity of development proposed in the 2019 Master Plan Phase 1 and CUP modification and will be regulated by the CUP's conditions of approval. The Project is therefore not detrimental to the public interest, health, safety or general welfare or injurious to persons, property or improvements in the surrounding commercial zoning district or vicinity.

Administrative Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

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

The existing IG zoning designation allows the proposed use of tandem parking subject to an Administrative Use Permit as outlined in CCMC Section 17.320.035.C.1.b, and the proposed tandem parking layout complies with all other applicable provisions regarding parking design and layout guidelines. Each stall is nine feet in length and a proper aisle width is provided.

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

The proposed use of tandem parking to facilitate in the development of the private school use is consistent with the goals of the General Plan Land Use Element, specifically, Objective 17, which calls for managed growth that establishes development standards within identified limits and at locations that allow opportunities for growth. There are minimal tandem parking spaces, 2 pairs or 4 spaces total that allow the school to expand its student enrollment and staff on the existing campus without requiring an increase in the campus area. The tandem parking will help the Project meet its parking requirement thereby limiting impacts on street parking.

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

The proposed use, design, location, size and operating characteristics of the tandem parking spaces will not have an impact on adjacent uses and are therefore found to be compatible with the existing and future commercial and light industrial land uses in the vicinity of the subject site. All tandem spaces will be located in a subterranean, secured parking area with each pair managed by the School. Overall the tandem parking facilitates the increase in student enrollment and staffing.

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 configuration of the site, the vehicular access to and from the site from Landmark Street, the adequate design of the ramp leading to the subterranean parking where the tandem parking is located, and the proposed onsite parking configuration is physically suitable to accommodate tandem parking. The tandem parking is compatible with the adjoining commercial and light industrial uses because of its secured nature and management of the parking by the School which will lessen parking impacts by the Project on Landmark Street. The tandem parking will not impact any utilities and there are no physical constraints that would prevent the use of tandem parking.

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

The establishment of tandem parking will not be detrimental to the public interest, health, safety or general welfare or injurious to persons, property or improvements in the surrounding industrial and commercial zoning districts or vicinity since the tandem parking will not generate any onsite or offsite impacts.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (1) approves Conditional Use Permit Modification, Conditional Use Permit Modification, P2018-0320–CUP/MOD, and Administrative Use Permit, P2018-0320–AUP, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference; and (2) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), Section 15332, Class 32 - In-Fill Development, finding the Project will not result in significant adverse environmental impacts.

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1 SECTION 3. This Resolution No. 2019-P007 shall supersede and replace City Council
2 Resolution 2005-R085 and Planning Commission Resolution No. 2005-P013
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4 APPROVED and ADOPTED this 14th day of August, 2019.
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7 _____
8 ANDREW REILMAN, CHAIRPERSON
9 PLANNING COMMISSION
10 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:
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14 Susan Herbertson, Senior Planner
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EXHIBIT A
RESOLUTION NO. 2019-P007
P2018-0320–CUP/MOD & P2018-0320–AUP
3939 LANDMARK STREET

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on Park Century School's request to construct a 2-level subterranean parking area; installation of a playfield, a 2-story, classroom room building, a play structure, and outdoor seating over the subterranean parking; and two pairs of tandem parking spaces (the "Project" or "Phase 1 of the 20 Year Master Plan"), for the property located at 3939 Landmark Street (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.	<p>a. 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.</p> <p>b. The Land Use Permit referenced herein shall be considered as Phase 1 of the 20 Year Master Plan.</p>	Planning	Standard Special	

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	c. Implementation of Phase 3 shall require a Conditional Use Permit Modification consistent with the CCMC.			
5.	Pursuant to CCMC Section 17.630.010.C.4 – “Posted Notice”, the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - “Signs”. All signs require a separate permit and approval.	Planning	Standard	
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	

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GENERAL				
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.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
15.	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	Public Works/ Fire/ Planning	Standard	

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GENERAL				
	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.			
16.	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	
17.	<p>a. Project shall construct floor drain(s) and connect to the proposed/existing sewer lateral for maintenance purposes for all proposed Trash Enclosure/Room(s). Proposed floor drain(s) and sewer line(s) shall be shown in Trash/Recycling Management Plan.</p> <p>b. The School shall prepare and provide a comprehensive Waste Plan for review and approval that demonstrates adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826, and 341 waste diversion goals. Waste Plan shall include supporting trash demand calculations with trash generations rates determining the number of bins required and frequency of service to meet trash demands of Park Century School. Waste Plan must be reviewed and approved by Environmental Programs and Operation Division prior to any Planning Division Entitlement approval.</p> <p>c. The Waste Plan shall include a fully dimensioned Site Plan showing ingress and egress, route, vertical clearance, and accessibility for the City’s Collection Trucks, to the proposed Trash Enclosure/Room(s). If the proposed Trash Enclosure/Room(s) cannot be accessed by City’s Collection Trucks, the</p>	Public Works	Special	

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GENERAL				
	<p>Project shall provide a dedicated staging area for all trash bin(s) on-site for trash, recycling and organics waste collection and shall be clearly shown on the Site Plan.</p> <p>d. Organic Waste Recycling Services: Effective April 1, 2016, the project is subject to provide separate recycling bin for organic waste per Assembly Bill No. 1826 (AB 1826). The required organic waste recycling shall be included in the Trash/Recycling Management Plan.</p> <p>e. The School shall include the following on the Waste Plan: “Environmental Programs and Operations Notes”</p> <p>1) Solid waste, recyclable waste material, and organic waste handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste, recyclable waste material, and organic waste handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.</p> <p>2) The City of Culver City shall provide waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010.</p>			
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	Building/ Fire	Standard	

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	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.			
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	
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.	a. The Project shall be responsible for designing and restriping the turn lanes and striped center median on Washington Boulevard between Landmark Street and National Boulevard. The restriping shall increase the left-turn lane storage for both westbound Washington Boulevard at Landmark Street and eastbound Washington Boulevard at National Boulevard. The striping shall provide equal lengths of back-to back left-turn storage for both left-turn lanes and associated tapering. The striping plan, form of removal and application of the pavement markings must be approved by the City. In the future, the City may restripe this reach of Washington Boulevard to facilitate bicycle traffic or for other future traffic demands.	Public Works	Special	

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	<p>b. The School shall dedicate 5 feet to the City for a sidewalk easement along the property frontage.</p> <p>c. The Project shall provide an ADA compliant sidewalk along its whole frontage on Landmark Street; this will require replacement of the tree at the easterly limit of the project site.</p> <p>d. The Project shall improve/replace its existing driveway off of Landmark Street to become ADA compliant.</p> <p>e. During construction, drop-off and pick-up of students shall take place at the parking stalls abutting to the School site on the south side of Landmark Street. The designated parking meters zone will be temporarily restricted to students' drop-off/pick-up for a maximum period of three hours covering both drop-off and pick-up time periods. Regular operation of the parking meters will continue outside of the drop-off and pick-up periods. The Project shall be responsible to pay for the cost of signs along with all sign removals and installations to accommodate the temporary drop-off/pick-up area, and for any other traffic and parking control devices needed during project construction. The Project shall also be responsible to pay for the lost parking meters revenue for the construction period. The Department of Public Works will determine the amount of lost revenue and apply necessary parking changes prior to beginning the new pick-up and drop-off procedure.</p> <p>f. Should immediate use be needed prior to construction of the sidewalk along the project frontage, the Project shall provide a safe and ADA compliant path of travel to accommodate</p>			

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	<p>the use of the temporary drop-off/pick-up zone on Landmark Street.</p> <p>g. In view of the limited number of parking spaces along the frontage of the School site, the Project shall provide trained volunteers and/or School staff to assist with the drop-off/pick-up activities to minimize any potential delays. If feasible, it is also recommended that the Project stagger the start and end times of the School day in order to spread and reduce the peak demand for students' drop-off/pick-up.</p> <p>h. Prior to the use of the temporary drop-off/pick-up zone on Landmark Street, the School shall use the School's newsletter and/or other form of communication to inform all parents of the revised drop-off/pick-up zone. Parents must not park in the existing No-Parking zones, and must drive to the end of the cul de sac to return to Washington Boulevard rather than making a three-point turn at any other location on Landmark Street.</p> <p>i. The School shall reach out to The Platform development regarding the temporary parking prohibition during the pick-up and drop-off periods.</p>			
25.	<p>a. The Applicant shall secure bicycle parking shall be provided to accommodate a minimum of eight (8) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows:</p> <p>At least Five (5) long-term parking spaces; and, at least three (3) short-term parking positions.</p> <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</p>	Public Works Admin.	Special	

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	<p>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, using two (2) 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 School. 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 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 School shall provide detailed design and location information on the bicycle parking for the project. The development plans submitted for the Building Permit shall provide</p>			

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	<p>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 School 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 School 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> <p>g. All bicycle parking required above, shall be installed, maintained and managed by the School 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.</p>			
26.	a. The School shall provide an NFPA 13 fire sprinkler system throughout all portions of this project. Density shall meet minimum requirements by occupancy classifications; the parking garage shall be designed with extra Hazard Group II minimum density; a DDCA and other exterior fire sprinkler system equipment shall be installed per Golden State Water	Fire	Special	

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GENERAL				
	<p>Company and Culver City Fire Department standards with the Planning Department screening requirements.</p> <p>b. The location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement.</p> <p>c. In Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream.</p> <p>d. A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3).</p> <p>e. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. The plans shall show the location of all hydrants within 300 feet of the property.</p> <p>f. Addresses shall be viewable from the public right-of-way.</p> <p>h. The School shall provide fire sprinkler monitoring and fire alarm system per 2016 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. The School shall comply with Ch. 5 of 2016 CFC Emergency Responder Radio Coverage.</p>			

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	<p>i. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building.</p> <p>j. All fire Lane locations shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location and type of fire department connections (FDC's) and similar equipment. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000 pound apparatus. All requirements are subject to review and approval of the Culver City Fire Code Official. A Temporary & Final drive access plan shall be provided and approved by CCFD prior to final inspection.</p> <p>k. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements.</p> <p>l. Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.</p> <p>m. The School shall provide Knox Box and/or Knox key switches. Motorized access gates shall have a 'Knox' key switch.</p> <p>n. The School shall provide fire extinguishers and size, location and type shall be approved by Fire Marshal.</p>			

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	<p>o. Access for emergency fire and medical personnel shall be provided with a concrete surfaces between the street and main entrance for each building and shall be paved to allow the rolling of a medical gurney.</p> <p>p. All room interiors and exteriors shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.</p> <p>q. All emergency lights and exit lights shall have self -contained battery backup power.</p>			
27.	Phase 1 Proposed Development Plans indicate there will be a total of 69 parking spaces in two (2) subterranean levels. The surplus in parking currently provided, results in conforming parking for the School. The new baseline count of 63 parking stalls is considered conforming parking, with an excess of 6 parking stalls above code required (1.5/classroom and 1/200 s.f. of assembly area). Any further modification or expansion which results in required parking will be calculated using net new methodology with 69 existing stalls.	Planning	Special	

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28.	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	
29.	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	
30.	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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31.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
32.	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	
33.	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	
34.	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	
35.	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>			
36.	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.			
37.	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	
38.	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	
39.	A project kick-off meeting must be held in City Hall prior to the issuance of the demolition, grading, and overall building permits; the field superintendent shall attend. The Applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval.	All Depts	Special	

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40.	<p>a. Three (3) sets of on-site improvement plans (grading plans/Site Improvement Plans) prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations, and an erosion control plan. This plan shall be approved for on-site construction only.</p> <p>b. The Applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.</p> <p>c. Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California</p>	Public Works	Special	

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	<p>Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.</p> <p>d. Three (3) sets of off-site improvement plans (Street-Use 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.</p> <p>e. Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with Appendix Chapter 33 of the California Building Code. These certifications and reports shall be submitted to the Engineering Division for review prior to the issuance of any building permits.</p>			
41.	a. Prior to issuance of demolition permit, the Applicant shall retain a qualified Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any	Planning Building	Special	

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	<p>other construction excavation activity associated with the project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist). Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session, shall be carried out by the Qualified Archaeologist and Gabrielino Tribe and shall focus on how to identify archaeological and cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.</p> <p>b. Prior to issuance of demolition permit, the Applicant shall retain a Native American tribal monitor from a Gabrielino Tribe who shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Gabrielino Tribe.</p>			

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	<p>c. In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and a Gabrielino Tribe. If the resources are Native American in origin, the Gabrieleno Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the Gabrielino Tribe’s treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures</p>			

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	<p>regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the material and/or the Gabrielino Tribe. If no institution or the Gabrielino Tribe accept the resources, they may be donated to a local school or historical society in the area (such as the Culver City Historical Society) for educational purposes.</p> <p>d. Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.</p> <p>e. If human remains are encountered unexpectedly during implementation of the project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent</p>			

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	<p>(MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> <p>If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the facility property in a location not</p>			

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	subject to further and future subsurface disturbance.			
42.	<p>The Applicant shall be responsible for the implementation of a condition to reduce impacts to migratory and/or nesting bird species. Either:</p> <p>(1) Vegetation removal activities shall be scheduled outside the nesting season which runs from February 15 to August 31 to avoid potential impacts to nesting birds. This would insure that no active nests are disturbed;</p> <p>or</p> <p>(2) If avoidance of the avian breeding season (February 15 through August 31) is not feasible, then:</p> <p>(a) A qualified biologist shall conduct a preconstruction nesting bird survey within 15 days and again within 72 hours prior to any ground disturbing activities (staging, grading, vegetation removal or clearing, grubbing, etc.). The survey shall be conducted to ensure that impacts to birds, including raptors, protected by the MBTA and/or the California Fish and Game Code are avoided. Survey areas shall include suitable nesting habitat within 200 feet of construction site boundaries. This two-tiered survey method is intended to provide the project Applicant with time to understand the potential issue and evaluate solutions if nests are present, prior to mobilizing resources. If active nests are not identified, no further action is necessary.</p> <p>(b) If active nests are identified during pre-construction surveys, an avoidance buffer shall be demarcated for avoidance using flagging,</p>	Planning Building	Special	

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	<p>staking, fencing, or another appropriate barrier to delineate construction avoidance until the nest is determined to no longer be active by a qualified biologist (i.e., young have fledged or no longer alive within the nest). An active nest is defined as a structure or site under construction or preparation, constructed or prepared, or being used by a bird for the purpose of incubating eggs or rearing young. Perching sites and screening vegetation are not part of the nest. Given the high disturbance level, general avoidance buffers include a minimum 100-foot avoidance (for smaller birds more tolerant of human disturbance) to a 250-foot avoidance buffer for passerine and a 500-foot avoidance buffer from active raptor nests, or reduced buffer distances determined at the discretion of a qualified biologist familiar with local nesting birds and breeding bird behavior within the project area.</p> <p>Construction personnel shall be informed of the active nest and avoidance requirements. A biological monitor shall review the site, at a minimum of one-week intervals, during all construction activities occurring near active nests to ensure that no inadvertent impacts to active nests occur. Pre-construction nesting bird surveys and monitoring results shall be submitted to the Culver City Planning Division via email or memorandum upon completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p>			

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43.	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	
44.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
45.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
46.	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	
47.	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. In addition, School employees and parents shall also park on the Property or at designated offsite locations approved by the City. The City will review all proposed off-site parking and will require a Temporary Use Permit for off-site parking located in the City.	Building/ Planning	Standard Special	
48.	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	Building/ Planning	Standard	

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	as determined by the Building Official and Planning Manager.			
49.	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	
50.	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	
51.	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	
52.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions;	Building/ Planning	Standard Special	

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	<p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p> <p>F. The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.</p> <p>G. Temporary noise barriers that provide a minimum of 10 dB noise reduction shall be used to block the line-of-site between construction equipment and noise-sensitive receptors (residences) during project construction.</p>			

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DURING CONSTRUCTION				
	H. Contractors should use low-impact construction technologies, and avoid the use of heavy vibrating equipment where possible to avoid construction vibration impacts. Especially, contractors shall use smaller and lower impact construction technologies to avoid structure damage to the adjacent buildings. Contractors shall avoid the use of driving piles and drill piles instead where necessary to avoid structural damage. The construction contractor shall be responsible for implementing this measure during the construction phase.			
53.	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	
54.	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	
55.	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	
56.	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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DURING CONSTRUCTION				
	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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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
57.	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 January 24, 2019, 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	
58.	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	
59.	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	
60.	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: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading	All	Standard	

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	<p>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>			
61.	As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a CO or TCO. Partial or full openings shall not be advertised without City approval.	Building Safety	Special	
62.	Prior to the issuance of any Certificate of Occupancy, the Applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The Applicant shall be responsible for all expenses.	Public Works	Special	

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ON-GOING				
63.	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 14, 2019, except as modified by these Conditions of Approval.	Planning	Standard	
64.	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	
65.	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	
66.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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ON-GOING				
67.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
68.	Lighting associated with the new classroom building and playfield area, and any proposed future playfield lighting, shall be designed with shielding and fixture heads directing light downwards and away from nearby commercial and residential areas. A light study shall be prepared for City review should nighttime playfield lighting be proposed in the future.	Planning	Special	
69.	<p>The School will be required to incorporate the following Mobility related features as part of its operations:</p> <ul style="list-style-type: none"> a. End of trip facilities including: <ul style="list-style-type: none"> i. Employee Bicycle Lockers ii. One unisex locker room and one unisex ADA compliant shower facility large enough to include a bench, hanger rod, and shelf. b. A Public Transportation and Shared-ride Uber/Lift Information Kiosk for school employees; the information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information. c. Subterranean parking shall be constructed consistent with the City Council May 28, 2019, EV related amendments. d. At least one carpool/vanpool designated parking space shall be installed. e. Subsidized Shared-Ride/Uber/Lift Service – The Project shall provide employees with a voucher or similar system for Uber/Lift 	Planning Econ. Dev.	Special	

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ON-GOING				
	<p>ridesharing services to facilitate use of rideshare services. The subsidy shall be for two years after C of O and provide up to \$12 per day (or \$5 to \$6 per trip per day with a trip limit of two per day) for up to 10% of the School staff. The Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.</p> <p>g. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities.</p> <p>h. The Applicant shall be subject to other potential Measures which may be required consistent with City mobility measures, if adopted, prior to Certificate of Occupancy:</p> <p>i. TAP Card Subsidy - Project will subsidize the purchase TAP cards for of up to 10% of the School staff for a period of three years for employees who opt to take Metro instead of personal vehicles, and will not be provided on-site parking accommodations and not receive a car share subsidy as noted above.</p> <p>ii. Cash-Out Alternative - Project will offer a cash-out bonus to individuals who opt to use other modes of commuting options such as carpools, shuttles, bicycles, or walking. The cash-out bonus will count towards the 10% of the School staff obligation.</p> <p>iii. TAP Card Maintenance The School will procure and register TAP cards.</p> <p>iv. Additional long term bicycle lockers.</p>			

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	v. The Project owner shall provide evidence and/or accounting annually to the City of such subsidy.			
70.	The maximum school staff shall not exceed 67 and the maximum enrollment shall not exceed 170 students. This land use permit allows the School to teach grades two through eight. The number of staff may exceed 67 if a modification to this land use permit is approved.	Planning	Special Updated from 2009 CUP	
71.	Every year the School shall submit to the Planning Division, an enrollment schedule indicating total pre-school, elementary school, after school day care enrollment and the total number of staff for that academic year.	Planning	Special Updated from 2005 CUP	
72.	The tandem parking pairs shall be assigned to School employees and all School employees shall park on-site and not on residential streets. A parking management plan shall be in place at all times and the plan shall be submitted to the City prior to a certificate of occupancy for this land use permit.	Planning	Special Updated from 2005 CUP	
73.	The number of evening School events that would necessitate off-site parking shall be limited to twelve per year.	Planning	Special Updated from 2005 CUP	
74.	General School operations and administrative functions shall be limited to 7:00 A.M. to 6:30 P.M., Monday through Friday.	Planning	Special From 2005 CUP	
75.	The parking lot gates shall be open at least one-half hour before the first drop-off and at least one-half hour before School dismissal, Monday through Friday, to allow parents who arrive early to queue onsite.	Planning	Special Updated from 2005 CUP	

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ON-GOING				
76.	<p>a. The School shall implement a Transportation Management Plan that the Community Development Director and City Engineer review and approve prior to issuance of a certificate of occupancy. The plan shall include, (i) an on-site circulation plan for student drop-off and pick-up, consistent with the proposed development plans dated July 29, 2019, (ii) an aggressive program to encourage and implement carpools among students and staff members with incentives for forming carpools, (iii) methods to discourage parents parking and walking their children to and from the School, and (iv) an on-site traffic monitoring program utilizing School staff to facilitate the loading/unloading of students and proper vehicle circulation to alleviate the peak period congestion on-site with minimal impact to the neighborhood street system.</p> <p>b. The School shall not allow queuing of vehicles to extend beyond the School's property line and onto Landmark Street.</p> <p>c. The School shall revise its drop-off and pick-up plan should queuing occur on the street once Phase 1 of the School's Master Plan is completed and operations begin. This may include implementation of a staggered drop off and pick schedule. Staff will review the staggered drop off and pick schedule prior to its implementation, should it be necessary.</p>	Planning	Special Updated from 2005 CUP	
77.	The existing building setback area at the rear of the site adjacent to a residentially zoned property shall not be used as a play/recreation area.	Planning	Special Updated from 2005 CUP	

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78.	The School acknowledges that it is located in an IG Zone and recognizes that other permitted uses compatible with uses in the IG Zone have the right to and can locate in proximity to the School. The School further acknowledges that the City shall have the right to allow such compatible uses to locate within proximity to the School regardless of any complaints or objections to such uses raised by the School.	Planning	Special Updated from 2005 CUP	
79.	To alleviate the financial impact on the City resources and to help assure the public welfare and safety is provided, because of its non-profit status the Applicant, on behalf of itself and each of its successors and assigns, whether voluntary or involuntary, shall agree for as long as the Applicant or its successors or assigns takes benefit of this Conditional Use Permit Modification, the Applicant and any non-profit successor or assign shall make an annual payment to the City's General Fund, on or before June 30 of each year, of an amount equal to the City's share of the property tax paid at 3939 Landmark Street for fiscal year 2019-2020. The City Treasurer's office shall determine the amount based on the property tax bill for the property for fiscal year 2019-2020. The annual payment shall be increased annually (i) based on an inflationary rate not-to-exceed 2% of the full cash value base of 3939 Landmark Street and (ii) in the same manner as the Los Angeles County Assessor is authorized to increase real property taxes as a result of any sale of the site.	Planning	Special Updated from 2005 CUP	
80.	Prior to Certificate of Occupancy or Final Inspection, the City shall, conduct a review of, and require if necessary, conformance with all required development standards and compliance with forgone annual tax remittance obligations.	Planning	Special	