

Attachment No. 1

RESOLUTION NO. 2019-P013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, P2018-0266-CUP FOR A NEW AUTOMATED PARKING STACKER TO SUPPORT A MEDICAL OFFICE BUILDING AT 10744 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Conditional Use Permit, P2018-0266-CUP)

WHEREAS, on November 1, 2018, Tecta Associates (the “Applicant”) filed an application for a Conditional Use Permit to allow the construction and use of a four-level, six vehicle rotary/carousel parking stacker (the “Project”). The Project Site is more specifically identified by Los Angeles County Assessor’s Number 4208-015-032, 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 application is required:

Conditional Use Permit (CUP), for the construction and use of the proposed four-level, six vehicle rotary/carousel parking stacker that complies with all required standards and City ordinances, and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

WHEREAS, the Project is Categorically Exempt pursuant to CEQA Section 15301, Class 1 – Existing Facilities in that the Project entails negligible expansion of an existing use, and Section 15303, Class 3 – Construction or Conversion of Small Structures in that the Project consists of the construction of small car stacker structure not exceeding 10,000 square feet in floor area in an urbanized area zoned for the proposed use, where all necessary public services and facilities are available; and

1 WHEREAS, on December 11, 2019, after conducting a duly noticed public hearing on
2 the subject application, including full consideration of the applications, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission, (i) by a vote
4 of ___ to ___, adopted a Categorical Exemption, in accordance with the California Environmental
5 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
6 impacts; and (ii) by a vote of ___ to ___, conditionally approved Conditional Use Permit, P2018-
7 0266-CUP.
8

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

11 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
12 Municipal Code (CCMC), and as outlined in CCMC Section 17.530.020, the following required
13 findings for a Conditional Use Permit are hereby made:
14

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

18 The CG zoning district allows parking stackers subject to a Conditional Use Permit (CUP)
19 as outlined in CCMC Section 17.320.025.G, and the proposed parking stacker layout
20 complies with all other applicable provisions regarding parking design and layout guidelines.
21 Parking stacker spaces are consistent with the dimensions identified in the preliminary
development plans and Parking Operations Plan. The associated screening structure
complies with all setbacks and height limitations of the CG Zone.

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

24 The Project Site's General Corridor General Plan land use designation corresponds to the
25 Project Site's CG zoning district. The proposed parking stacker is allowed in all non-
26 residential zones, including the CG Zone, subject to approval of a CUP. The General
27 Corridor land use designation allows small to medium scale commercial uses such as the
28 Project Site's medical office building. The stacker will facilitate the medical office use by
29 providing required parking for the Project's 1,026 square foot addition. The stacker will
assist in revitalizing the Project Site because it will provide the required parking for the
additional square footage and proposed tenant improvements, consistent with Objective 6,
Policy 6.A. Completion of the Project with the stacker is consistent with General Plan Policy
1.H, which calls for adequate parking to meet parking demands, thereby minimizing impacts

to nearby residential street parking. This application does not include any variance or request to amend the General Plan, Zoning Code, or corresponding designation and there is no applicable Specific Plan for this location.

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 proposed parking stacker is designed to be screened from surrounding streets and residential properties by the Project Site's medical office building and white, grey, and black sound-attenuating screening mesh that will be applied on the stacker. The stacker will be in the rear of the Project Site and will be obscured from view by both the building and the screening mesh. It will not exceed 30 feet in height, extending five (5) above the 25-foot high medical office building. The additional five (5) feet is similar to the height of roof top mechanical equipment and the heights of the stacker and the medical office building are below the 56-foot height limit for the CG Zone. The stacker will have a 20-foot by 17-foot building footprint (340 square feet) resulting in a relatively small parking stacker structure. The stacker structure's small footprint allows it to be located on-site with an 8-foot separation from the medical office building, providing an adequate pedestrian path, while maintaining a 21-foot back up space to the rear property line and 36-foot back up space to the south side of the alley located at the rear of the Project Site. In addition, there is enough on-site space to accommodate the code required 24-foot back up area for a conventional van accessible parking space.

The stacker will be managed by a parking attendant and stacker hours of operation will coincide with the medical office hours. The Project Site is located along Washington Boulevard and is surrounded by a mix of commercial, institutional, and residential uses. The Parking Operations Plan, and conditions of approval are incorporated in order to be sensitive to surrounding residential uses and ensure compatibility with those uses. Existing access from the alley will be maintained, thereby maintaining existing consistency with surrounding non-residential properties that have parking located off the alley. The medical office use is compatible with office and commercial uses located along Washington Boulevard and the stacker will facilitate the medical office use. The design, size, location and operating characteristics of the proposed stacker complies with the Zoning Code, will not have an impact on adjacent uses, and is found to be compatible with the existing and future commercial land uses in the vicinity of the subject site.

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 generally flat, rectangular in shape, and 4,500 square feet in area. The site is located along a primary arterial (Washington Boulevard), within an urbanized area, and surrounded by other non-residential uses, with residential uses primarily to the south. The Applicant proposes a parking stacker within the existing parking area in the rear to increase on-site parking required for the Project's 1,026 square foot addition. A total of six stacker spaces and one conventional van accessible space will be located on-site. The size, and configuration of the stacker parking spaces will be in compliance with the supporting technical documents, with backup/drive aisles sufficiently wide for attendants to

maneuver vehicles in and out of the parking stacker. The site provides ample room for the proposed parking stacker and the property will be able to adequately provide space for all necessary circulation. Access will continue off the alley at the rear with a 36-foot long back up space incorporating the 15 -foot wide alley consistent with the other commercial properties along Washington Boulevard that have parking at the rear, adjacent to the alley. There are no physical constraints that would prevent or create a hazard by the provision or use of the parking stacker. The proposed parking stacker will not create any conflicts with surrounding land uses and will not require the provision of additional utilities because various design features and conditions of approval will be required.

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 requested parking stacker will support an existing medical office building with a 1,026 square foot addition and will result in an improvement to the Project Site that is currently partially vacant with delayed construction. Installation of the stacker will facilitate completion of construction at the Project Site which is in the best interest of the general public, safety and welfare. The stacker will increase the number of on-site parking stalls and use of a trained attendant to operate the stacker will result in improved management of limited on-site parking compared to the current parking layout that is not managed. Use of sound attenuating screening will reduce related noise impacts associated with the stacker. The stacker will serve to reduce demand for on-street parking on surrounding streets, including residential areas. In addition, the rotary/carousel system will provide an efficient method of stacking and retrieving cars off the alley adjacent to the Project Site.

The parking will meet the necessary dimensions for size, access, circulation, and maneuverability, as supported by associated documentation, ensuring safe vehicle circulation. Project conditions of approval will limit stacker operations to certain hours, prohibit radio communication between attendants, and implement all necessary measures to ensure the use will not be detrimental to surrounding properties. Further, the establishment of a parking stacker through this approval, and subject to the conditions of approval attached as Exhibit A, will not 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 and will not create negative on-site or off-site impacts.

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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Conditional Use Permit, P2018-0266-CUP, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 11th day of December 2019.

ANDREW REILMAN, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner

EXHIBIT A
 RESOLUTION NO. 2019-P013
 Case No P2018-0266-CUP
 10744-10746 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on four-level, six vehicle rotary/carousel parking stacker (the "Project"), for the property located at 10744-10746 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Current 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.	Current 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.	Current Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning	Standard	

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7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning	Standard	
9.	Pursuant to CCMC Section 17.320.035.O.1 and 17.320.035.O.3, the project shall provide the following Electric Vehicle (EV) parking spaces in the stacker: a. Two (2) EV Capable Spaces b. Two (2) EV Ready Spaces c. One (1) Full EV Charger/Charging Station. Non EV vehicles are allowed to park in the stacker.	Current Planning	Special	
10.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning	Standard	
11.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
12.	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	
13.	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	Public Works/ Current Planning	Standard Special	

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	shall be indicated on the overall site landscaping/ irrigation plan. In addition, the applicant shall install streetscape improvements that include a combination of street trees, sidewalk benches or chairs, and sidewalk ground cover or planters. On the project site a landscaped alcove shall be installed consistent with the Preliminary Development Plans			
14.	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	
15.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, street pavement, street lights, street light wires and conduits, traffic signal equipment, and any other City infrastructure that is damaged or broken resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
16.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided	Public Works/ Fire/ Current Planning	Standard	

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	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.			
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.	<p>a. 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> <p>b. The Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.</p> <p>c. The Project is subject to organic waste recycling per Assembly Bill 1826.rasion goals.</p>	Public Works	Special	
19.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
20.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
21.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Current Planning	Standard	

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22.	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	
23.	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	
24.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Current Planning	Standard	
25.	<p>a. The Project Contractor shall submit a construction schedule to Public Works/Engineering Division for review and approval. Once the number of calendar days for off-site improvements has started, the developer will be required to pay \$1,000 per calendar day for work in the public right-of-way which has exceeded that which is shown in the approved construction schedule.</p> <p>b. The applicant shall scan the grading plans, all off-site improvement plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering before requesting Final Certificate of Occupancy.</p> <p>c. All signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.</p> <p>d. The Applicant shall reconstruct the full width of the alley along the project’s frontage.</p> <p>e. The Applicant shall remove and replace all non-ADA compliant sidewalk along the project’s frontage.</p>	Public Works	Special	

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26.	<p>Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer:</p> <p>a. An as-built grading plan prepared by the Civil Engineer</p> <p>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.</p> <p>A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code shall be submitted to Public Works and Building Safety.</p>	Public Works/ Building Safety	Special	
27.	<p>a. As part of the building permit submittal, the Applicant shall provide stacked parking manufacturer's shop drawings and cut sheets and narrative of the operation of the stack parking machines. The parking stackers and associated equipment shall be approved by a recognized US testing agency. The Applicant shall provide detailed proposed weights of the stacked parking, including maximum stacked and parked vehicles and detailed structural analysis of the parking structure and any structural upgrades proposed. The Applicant shall also provide copy of UL or FM testing approval of the stacker.</p> <p>b. The Applicant shall provide a minimum one (1) hour rated wall, 100% noncombustible construction, including a minimum 30 inch high parapet, east from the parking stacker.</p>	Building	Special	

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28.	The project shall comply with Culver City mechanical parking guidelines.	Fire	Special	
29.	The applicant shall provide a security system for the building and stacker which may include, but not be limited to outside security cameras and/or a security guard.	Current Planning	Special	
30.	The project shall comply with all Automated, Semi-Automated, and Stacked Parking Provisions as stipulated in CCMC 17.320.025.	Current Planning	Special	
31.	The Applicant shall install the rotary/carousel stacker consistent with the stacker shown on the Preliminary Development Plans	Current Planning	Special	
32.	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall be screened from public view and surrounding residential properties in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building and stacker in terms of materials, color, shape and size.	Current Planning	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
33.	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.	Current Planning/ City Attorney	Standard	
34.	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	
35.	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.	Current Planning/ Parks & Rec.	Standard	

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36.	<p>A minimum of three sets of final lighting plans, identifying the location of all lighting fixtures, foot candle levels throughout the site, photometric illustrations, and all necessary details and information demonstrating compliance with all code requirements, including CCMC Section 17.300.040 – Outdoor Lighting.</p> <p>All exterior lighting shall be shown to be energy efficient, architecturally integrated and compatible with the building and stacker designs, shielding or recessed, and installed such that it is directed onto the subject site and does not impact, spillover or glare onto adjoining properties.</p> <p>Timers, sensors, and dimmers, shall be implemented in order to turn off lights during hours when they are not needed, and minimize potential for lighting nuisances to adjoining residential uses.</p>	Current Planning	Special	
37.	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	
38.	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	

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39.	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	
40.	<p>A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire,</p>	Current Planning/ Public Works	Standard	

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	<p>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> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p>			
41.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
42.	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	Building/ Planning	Standard	

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	not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.			
43.	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	
44.	A project pre-construction coordination meeting shall be held at City Hall prior to the issuance of the building permit; the project on-site field superintendent shall be required to attend.	Building	Special	
45.	The Applicant shall install cladding on the exterior of the stacker consistent with the Preliminary Development Plans that acts to screen the stacker and that is equipped with an integral sound attenuating material to help minimize noise emanating from the parking stacker when in operation.	Current Planning	Special	
46.	Based on preliminary valuation, the Project is subject to the City's Art in Public Places Program (APPP) as outlined in CCMC 15.06 et seq. APPP in-lieu payments shall be paid prior to issuance of Building Permit. If the applicant is eligible for using the other alternatives outlined in the CCMC for fulfilling the APPP requirement (e.g., commission of new site-specific art, Architecture as Art, etc.) these shall be completed prior to final inspection or Certificate of Occupancy.	Cultural Affairs	Special	

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DURING CONSTRUCTION				
47.	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/ Current Planning	Standard	
48.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
49.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
50.	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	
51.	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	
52.	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	
53.	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/ Current Planning/ Public Works	Standard	

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54.	<p>Hours of construction shall be limited to the following: 8:00 AM to 7:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday; and no construction on 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. In addition, work in the public right-of-way shall be prohibited on these days and locations:</p> <p>A. Those commercial streets identified as Primary and Secondary Arteries in the City's Circulation Element of the General Plan:</p> <ul style="list-style-type: none"> • The week of Thanksgiving; • Seven (7) calendar days prior to and including Christmas day; • The week between Christmas day and New Year's Day. <p>B. Those residential streets identified as Local Streets and Neighborhood Feeders in the City's Circulation Element of the General Plan:</p> <ul style="list-style-type: none"> • The day before Thanksgiving through the Thanksgiving weekend; • Christmas Eve, Christmas day, and the day after Christmas. If Christmas falls on a weekend, then work shall be prohibited on the Friday before Christmas and the Monday after Christmas; New Year's Eve and New Year's Day. If New Year's falls on a weekend, then work shall be prohibited on the Friday before New Year's. <p>Any deviation from the Holiday Slowdown shall be approved in writing by the City Engineer.</p>	Building/ Public Works	Standard Special	
55.	<p>All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written</p>	Building/ Public Works	Standard	

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

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	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.			
58.	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	
59.	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	
60.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site.	Building/ Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
61.	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 September 5, 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	
62.	<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	
63.	A final Parking Operations Plan shall be submitted for review and approval by the Current Planning Manager, and shall address any new information or revised operations, as well as any adjustments required by staff and the Planning Commission. The Parking Operations Plan shall be updated as necessary	Current Planning	Special	

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	whenever there are changes to the uses/tenants occupying the site, as further specified herein.			

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ON-GOING				
64.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on December 11, 2019, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
65.	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	
66.	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	
67.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Current Planning/ Public Works	Standard	

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ON-GOING				
68.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
69.	Overnight stays at the Project Site shall be prohibited.	Current Planning	Special	
70.	The Applicant shall provide information on public transit and other alternate transportation modes to all employees. This may be achieved through a transportation kiosk in the building lobby providing public transportation information and bus/train schedules.	Current Planning	Special	
71.	Notification that parking is provided in the rear with an automated parking stacker shall be included on the business' website, on any recording informing patients of business hours of operation, and on any other informational electronic or paper flyer providing information on the business.	Current Planning	Special	
72.	Prior to the stacker becoming operational, the Applicant's noise consultant shall identify noise monitoring locations and take noise measurements after reviewing those noise monitoring locations with the City. Within six (6) months and again within one (1) year after project completion, the Applicant shall submit a follow-up noise study, prepared by the Project noise consultant, measuring noise from the same locations noted above, and identify any project related noise conflicts. If the follow-up study and monitoring identifies any such conflicts, or exceeds the projected noise levels or thresholds of the General Plan, the Applicant will work with the City to identify and implement additional corrective design features or measures.	Current Planning	Special	
73.	Proof of an Annual Maintenance Plan and a maintenance inspection report for the stacked	Current Planning	Special	

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	parking facility shall be prepared at the sole expense of the applicant and shall be submitted annually to the Current Planning Division for review.			
74.	The stacker shall be serviced with alternative back-up power to allow emergency operation of the parking system in the event power is unavailable.	Current Planning	Special	
75.	The Property Owner shall establish a 24-hour hotline for the public to call with any inquiries, concerns, complaints, etc., and to report any operational conflicts. The Property Owner shall mail a notice to all owners and occupants abutting the Project site, notifying them of the availability of the 24-hour hotline. The first notice shall be sent at the time of final inspection, and annually thereafter. Evidence of said notification shall be provided to the Current Planning Division.	Current Planning	Special	
76.	The Property Owner/Applicant shall be required to submit a final alternative parking plan within three days upon the occurrence of each non-operation event exceeding two days. The alternative parking plan shall provide parking to meet the required parking of the subject use which the automated, semi-automated, or stacked parking facility serves. The alternative parking may either be on-site or off-site, and may include, but not be limited to valet, ride hailing, and taxi and shall be subject to the approval of the Director.	Current Planning	Special	
77.	Any future changes to the uses/tenants occupying the site will require the submittal of an updated/revised parking operations plan, which shall be subject to the review and approval of the Director.	Current Planning	Special	
78.	All on-site parking including the parking stacker, shall have at least one parking attendant on-site	Current Planning	Special	

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ON-GOING				
	from 7:30 AM to 7:30 PM, Monday through Friday and 8 AM to 4 PM on Saturdays. An additional attendant will be required in the event three or more vehicles enter and/or exit at the same time.			
79.	The Building's office hours shall be from 7:30 AM to 7:30 PM, Monday through Friday and 8 AM to 4 PM on Saturdays.	Current Planning	Special	
80.	Parking attendants shall be prohibited from communicating via radio ("walkie-talkie") or other similar potentially nuisance generating device or method, in order to minimize potential operational noise.	Current Planning	Special	
81.	All parking shall be operated and coordinated such that surrounding residential streets are not used during vehicle retrieval and shuffling of vehicles.	Current Planning	Special	