

RESOLUTION NO. 2020-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2019-0243-CUP, SITE PLAN REVIEW NO. P2019-0243-SPR AND TENTATIVE PARCEL MAP NO. P2019-0243-TPM, FOR THE CONSTRUCTION OF AN APPROXIMATELY 163,400 SQUARE-FOOT, FIVE-STORY SENIOR ASSISTED LIVING FACILITY PROVIDING 134 UNITS (156 BEDS) AND CONTAINING A RETAIL COMPONENT TO INCLUDE A 635-SQUARE FOOT SALON AND 1,620 SQUARE-FOOT PHYSICAL THERAPY OFFICE AT 11141 WASHINGTON BOULEVARD IN THE GENERAL COMMERCIAL (CG) ZONE.

(Conditional Use Permit No. 2019-0243-CUP, Site Plan Review No. P2019-0243-SPR and Tentative Parcel Map No. P2019-0243-TPM)

WHEREAS, on September 30, 2019, SRM Development, LLC (the "Applicant" and "Owner") filed an application for an Conditional Use Permit, Site Plan Review and Tentative Parcel Map to construct a five-story senior assisted living facility, (the "Project"). The Project site is legally described as Lots 9-12 of Tract No. 6501, Lots 25 & 26 of Tract No. 9312, Lots 27 & 28 of Tract No. 9312, Lots 13-15 of Tract No. 6501 in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Conditional Use Permit No. 2019-0243-CUP: for the establishment of a Residential Care Facility, to ensure the Project complies those conditionally permitted uses within the Commercial General (CG) zone; and

2. Site Plan Review No. P2019-0243-SPR: for the construction of an approximately 163,400 square-foot, five-story senior assisted living facility, to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions

1 of approval necessary to address the site features and ensure compatibility of the proposed
2 Project with the development on adjoining properties and in the surrounding neighborhood; and

3 3. Tentative Parcel Map No. P2019-0243-TPM: for the consolidation of 11 separate
4 parcels into one (1) legal parcel totaling 38,466 square feet to be recorded as Tentative Parcel
5 Map No. 82922; and
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7 WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines
8 Section 15332, Class 32 – Infill Development Projects, the Project is Categorically Exempt; and

9 WHEREAS, on March 11, 2020, after conducting a duly noticed public hearing on the
10 subject application, including full consideration of the application, plans, staff report,
11 environmental information and all testimony presented, the Planning Commission (i) by a vote
12 of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental
13 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
14 impacts; and (ii) by a vote of _ to _, conditionally approved Conditional Use Permit No. 2019-
15 0243-CUP, Site Plan Review No. P2019-0243-SPR and Tentative Parcel Map No. P2019-
16 0243-TPM.
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20 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
21 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

24 **Conditional Use Permit**

25 As outlined in CCMC Section 17.530.020, the following required findings for a Conditional Use
26 Permit are hereby made:

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

1 The CCMC conditionally permits Residential Care Facilities within the General
2 Commercial (CG) zone. The facility will have a maximum of 156 beds requiring 52
3 parking spaces. With the service retail (physical therapy/salon) component requiring 6
4 parking spaces for customer and employee parking, a total of 83 parking spaces will
5 be provided, 25 more than required by the Zoning Code. The height limit in the zone
6 is 56'-0" as measured from the existing grade. The lowest elevation is at the south
7 corner of Washington Blvd and measures 55'-9" to the roofline. The highest elevation
8 is along the north side of the alley and measures 54'-2". The elevator control equipment
9 and the stair to the roof are below the 13'-6" allowance for roof-mounted mechanical
10 equipment housing. These structures will be 12'-0" and 9'-1" respectively. The parapets
11 vary in height with the tallest at 4'-0", a foot below the 5'-0" allowance.

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

14 The Land Use Element of the City's General Plan designates this site and immediate
15 surrounding areas as General Commercial Corridor, which is consistent with the site's
16 zoning designation of CG. The Project is also consistent with the goals of the General
17 Plan, specifically, Objective 6 of the Land Use Element, which is intended to protect
18 and enhance residential and business uses within the Northern-Central Sub Area.
19 Development of the property with the residential/retail use is also consistent with Policy
20 6.B which encourages intensities and qualities of commercial uses that are sensitive to
21 their locations. In addition, Policy 6.I emphasizes the need for streetscape
22 improvements along commercial corridors.

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

26 The Project site plan intends to utilize most of the land area both horizontally and
27 vertically. The building stands approximately 56 feet high and will not exceed the
28 maximum height for the designated zone. Along Washington Boulevard, an existing
29 11'-wide sidewalk with existing mature palm trees is to remain and new parkways are
to be installed to continue a pedestrian-oriented streetscape. Main vehicular access to
the facility will be along the adjacent 20'-wide alley way to alleviate any potential traffic
delays at Washington Boulevard.

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 site is approximately 38,460 square feet and contains four commercial structures
with rear surface parking and buildings placed at zero-setback along the frontage. Since
this location is within an urbanized area and a previously developed property, public
utilities and services are already in place. The topography is mainly flat and is accessed

from Sepulveda Boulevard via a through-alley that has another entry point at Washington Place. No access to the property is provided along Washington Boulevard. The Project is designed in a manner where access to the parking garage is off the alley that runs along the northern boundary of the site. This alley is accessed by Washington Boulevard, Washington Place, and Sepulveda Boulevard and has two-way movement. Traffic counts were conducted along either side of the driveway and given the nominal traffic volumes, the Project traffic would not cause potential congestion at the alley.

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.

This Senior Assisted Living Facility proposes to house residents 60+ years of age and older. These residents are those that require assistance with activities of daily living that include, but are not limited to, assistance with bathing, dressing, grooming, and medication management. Memory care units will also be provided and are not considered to be 24-hour medical care or skilled nursing care under State licensing. A total of 12 memory care units and 122 assisted living units will both target independent and assisted living seniors from 70-80 years of age, with the average age being 83 years old. Since the residents are not as independent or active as with other multi-dwelling developments, the generation of traffic and impact to nearby residential neighborhoods is minimal.

Site Plan Review

As outlined in CCMC Section 17.540.020, the following required findings for a Site Plan Review are hereby made:

A. The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The CCMC conditionally permits Residential Care Facilities within the General Commercial (CG) zone. The facility will have a maximum of 156 beds requiring 52 parking spaces. With the service retail (physical therapy/salon) component requiring 6 parking spaces for customer and employee parking, a total of 83 parking spaces will be provided, 25 more than required by the Zoning Code. The height limit in the zone is 56'-0" as measured from the existing grade. The lowest elevation is at the south corner of Washington Blvd and measures 55'-9" to the roofline. The highest elevation is along the north side of the Alley and measures 54'-2". The elevator control equipment and the stair to the roof are below the 13'-6" allowance for roof-mounted mechanical equipment housing. These structures will be 12'-0" and 9'-1" respectively. The parapets vary in height with the tallest at 4'-0", a foot

below the 5'-0" allowance. The site is approximately 38,460 square feet and contains four commercial structures with rear surface parking and buildings placed at zero-setback along the frontage. Since this location is within an urbanized area and a previously developed property, public utilities and services are already in place. The topography is mainly flat and is accessed from Sepulveda Boulevard via a through-alley that has another entry point at Washington Place. No access to the property is provided along Washington Boulevard. The Project is designed in a manner where access to the parking garage is off the alley that runs along the northern boundary of the site. This alley is accessed by Washington Boulevard, Washington Place, and Sepulveda Boulevard and has two-way movement. Traffic counts were conducted along either side of the driveway and given the nominal traffic volumes, the Project traffic would not cause potential congestion at the alley.

B. The architectural design of the structures and the materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The chosen architecture will be modern style with a monochromatic color palette. The building will largely apply exposed concrete materials, light-colored brick, and smooth-stucco walls with reflective glazing. Other features include decorative Juliet balconies, aluminum siding, and textured concrete cladding panels. Light-colored brick and canopies are used to distinguish the retail floor from the residential floors. Dark gray aluminum siding used in between stucco wall applications compliment the retail façade awnings. Accent features can be found when entering the building at the front and the rear with the use of wooden elements such as wood soffits within the courtyard area and horizontal wood slates used for mechanical screening at the drop-off/pick-up area.

C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements has been designed to create visual relief, complement structures, and provide an attractive environment and is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

Several opportunities to incorporate landscaping on site have been provided through courtyards and decorative hardscape. At the main entrance, a courtyard is the focal point for the Project (2,500 square feet) while another courtyard (1,040 square feet) provides a secure outdoor environment for the memory care residents. Both spaces have amenities such as outdoor seating, canopy trees, and a trellis patio cover. To allow a transition from the public to private space for pedestrians, a public bench and community fountain invite pedestrians to interact within this semi-public space between the sidewalk and courtyard. Off-site landscaping includes 540 square feet of parkway improvements along the property's street frontage. Numerous existing palm trees that line Washington Boulevard will be preserved to maintain the character of the street and will act to soften the buildings appearance.

1 **D. The design and layout of the proposed project will not interfere with the use and**
2 **enjoyment of neighboring existing or future development, will not result in vehicular**
3 **or pedestrian hazards, and will be in the best interest of the public health, safety, and**
4 **general welfare.**

5 The topography is mainly flat and is accessed from Sepulveda Boulevard via a through-
6 alley that has another entry point at Washington Place. No access to the property is
7 provided along Washington Boulevard. The Project is designed in a manner where access
8 to the parking garage is off the alley that runs along the northern boundary of the site. This
9 alley is accessed by Washington Boulevard, Washington Place, and Sepulveda Boulevard
and has two-way movement. Traffic counts were conducted along either side of the
driveway and given the nominal traffic volumes, the Project traffic would not cause potential
congestion at the alley.

10 **E. The existing or proposed public facilities necessary to accommodate the proposed**
11 **project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks,**
12 **storm drains, street lights, traffic control devices, and the width and pavement of**
13 **adjoining streets and alleys) will be available to serve the subject site.**

14 The site is approximately 38,460 square feet and contains four commercial structures with
15 rear surface parking and buildings placed at zero-setback along the frontage. Since this
16 location is within an urbanized area and a previously developed property, public utilities and
17 services are already in place. The Project site plan intends to utilize most of the land area
18 both horizontally and vertically. The building stands approximately 56 feet high and will not
19 exceed the maximum height for the designated zone. Along Washington Boulevard, an
existing 11'-wide sidewalk with existing mature palm trees is to remain and new parkways
are to be installed to continue a pedestrian-oriented streetscape. Main vehicular access to
the facility will be along the adjacent 20'-wide alley way to alleviate any potential traffic
delays at Washington Boulevard.

20 **F. The proposed project is consistent with the General Plan and any applicable specific**
21 **plan.**

22 The Land Use Element of the City's General Plan designates this site and immediate
23 surrounding areas as General Commercial Corridor, which is consistent with the site's
24 zoning designation of CG. The Project is also consistent with the goals of the General Plan,
25 specifically, Objective 6 of the Land Use Element, which is intended to protect and enhance
26 residential and business uses within the Northern-Central Sub Area. Development of the
property with the residential/retail use is also consistent with Policy 6.B which encourages
intensities and qualities of commercial uses that are sensitive to their locations. In addition,
Policy 6.I emphasizes the need for streetscape improvements along commercial corridors.

Tentative Parcel Map No.82922

As outlined in CCMC Section 15.10.630, the following required findings for Tentative Map are hereby made:

A. The proposed division will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

The site is bounded to the north by commercial uses, to the east by Washington Place and retail uses, to the south by commercial uses along Washington Boulevard, and to the west by commercial uses along Sepulveda Boulevard. Given that the property was previously utilized for commercial purposes and is surrounded in all directions with commercial use, the merging of the parcels would not further disturb the property or the immediate vicinity.

B. The proposed division will not be contrary to any official plan adopted by the Council of the City of Culver City or to any policies or standards adopted by the Commission or the Council and on file in the office of the City Clerk at or prior to the time of filing of the application hereunder.

The Land Use Element of the City's General Plan designates this site and immediate surrounding areas as General Commercial Corridor, which is consistent with the site's zoning designation of CG. Additionally, merging of the parcels complies with all other regulatory documents on file with the City Clerk.

C. Each proposed lot conforms in area and dimension to the provisions of the Zoning Code requirements, as set forth in Title 17 of this Code.

The lot merger will result in 11 separate parcels into one (1) legal parcel totaling 38,466 square feet and conforms to the standards outlined in the CCMC for commercially zoned lots.

D. Each lot in the proposed division will front on a dedicated street or have a vehicular access to a dedicated street approved by the City.

Main vehicular access to the facility will be along the adjacent 20'-wide alley way to alleviate any potential traffic delays at Washington Boulevard. This alley is accessed by Washington Boulevard, Washington Place, and Sepulveda Boulevard and has two-way movement.

E. Each lot in the proposed division is so designed and arranged that drainage to an approved drainage facility is provided for each lot.

The Project will provide drainage facilities within areas such as the roof top and parking garage to be designed in a manner that will allow proper drainage due to stormwater. The proposed parapet roof style also prevents any potential runoff onto any adjacent properties.

1 **F. The proposed division will not interfere with the widening, extension, or opening of**
2 **any street or Master Plan highway.**

3 The Project does not propose to alter any existing streets, alleys, or highways as a result
4 of this multiple lot merge.

5 **G. Lot lines are so designed that easements will be located in such positions as to be**
6 **suitable for the proposed use.**

7 The Project does not currently have any recorded easements nor are any easements
8 proposed as a result of this multiple lot merge.

9 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
10 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
11 in accordance with CEQA Guidelines Section 15332, Class 32 – Infill Development Projects,
12 finding the Project will not result in significant adverse environmental impacts; and (2) approves
13 Conditional Use Permit No. 2019-0243-CUP, Site Plan Review No. P2019-0243-SPR and
14 Tentative Parcel Map No. P2019-0243-TPM, subject to the conditions of approval set forth in
15 Exhibit A attached hereto and incorporated herein by this reference.
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19 APPROVED and ADOPTED this 11th day of March, 2020.
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23 _____
24 ANDREW REILMAN - CHAIRPERSON
25 PLANNING COMMISSION
26 CITY OF CULVER CITY, CALIFORNIA
27

28 Attested by:
29

Susan Herbertson, Senior Planner

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
1.	These Conditions of Approval are being imposed on a new five-story, senior assisted living facility (the "Project"), for the property located at 11141 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 Current 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	Current Planning	Standard	

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	Use Permit, whichever occurs last.			
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning	Standard	
7.	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 in terms of materials, color, shape and size.	Current Planning	Special	
8.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning	Standard	
9.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning	Standard	
10.	The project shall provide a minimum of twenty percent of the required amount of parking spaces as Electric Vehicle Capable, ten percent of the required amount of parking Electric Vehicle Ready, and ten percent of the required amount of parking Full Electric Vehicle Charger/Charging Station consistent with CCMC 17.320.035(O).	Current Planning	Special	
11.	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	
12.	All permits and licenses required in	All	Standard	

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	connection with the development or use of the Project shall be applied for and obtained separately.			
13.	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	
14.	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, irrigation, benches in-ground planters, trash receptacles, and new street trees where applicable. 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. All new or transplanted trees shall have a one-year warranty.	Public Works/ Current Planning	Special	
15.	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. 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	Special	
16.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street	Public Works	Special	

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	pavement, and any other City infrastructure which are 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.			
17.	The Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works	Special	
18.	Project is subject to organic waste recycling per Assembly Bill 1826.	Public Works	Special	
19.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
20.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Current 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 will be required to comply with CalGreen mandatory commercial measures, provide checklist on plans.	Building	Special	
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	

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24.	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. 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.	Building	Special	
25.	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	
26.	Changes made to the project prior approvals in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project,” shall be deferred to the Planning Commission, subject to “modification or reconsideration of previously approved request: after issuance of building permit” fee of the full cost of current application fee.	Current Planning	Special	
27.	Building shall have fire sprinklers installed per 2016 NFPA 13/13R requirements and CCMC 9.02. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.	Fire	Special	
28.	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	Fire	Special	

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	hydrant. A new fire hydrant may be required to meet this requirement.			
29.	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.	Fire	Special	
30.	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).	Fire	Special	
31.	Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. Please show the location of all hydrants within 300 feet of the property.	Fire	Special	
32.	Provide addresses viewable from the public way.	Fire	Special	
33.	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.	Fire	Special	
34.	Comply with 2016 California Fire Code Appendix Chapter 4.	Fire	Special	
35.	A completed CCFD Water Availability Form, signed by the local water agency, is required (CFC 903.2).	Fire	Special	
36.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Fire	Special	
37.	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. (No foam products shall be used.)	Fire	Special	

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38.	Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.	Fire	Special	
39.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Fire	Special	
40.	Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.	Fire	Special	
41.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Fire	Special	
42.	All rooms interior and exterior 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.	Fire	Special	
43.	All emergency lights and exit lights shall have self- contained battery backup power.	Fire	Special	
44.	The property owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Special	
45.	Project shall reconstruct the pavement in concrete of all existing alleys leading to the site. Pavement shall be designed and constructed using R-Values and to the recommendations of a geotechnical engineer contract by the applicant. The applicant will replace the alley from Sepulveda Blvd to Washington Place with concrete per the approved plans provided by the applicant including the area where the alley forms a "Y" at the West end and replace that portion which will then join the portion already improved. The alley repaving shall be	Public Works	Special	

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	done in three phases to reduce the portion which will then join the portion already improved. The alley repaving shall be done in three phases to reduce the impacts on local business operations. The applicant will work with the neighboring property owners and businesses to alleviate impacts on those business operations to the extent possible.			
46.	Project shall remove and replace all existing sidewalk. All new sidewalk shall be ADA compliant.	Public Works	Special	
47.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.			
48.	Secure bicycle parking shall be provided to accommodate the minimum number of bicycles, to meet the bicycle parking requirements for a Senior Housing facility. The bicycle parking shall be provided as follows: • Six (6) long-term parking spaces; and, twelve (12) short-term parking positions.	Public Works	Special	
49.	2. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The long-term spaces shall be accessible only to the bicycle owners, and not provide access to any other building space. If long-term spaces are located in a below-ground area the elevator car shall be large enough to accommodate direct ingress/egress of a standard adult bicycle (minimum 6-foot clear with the	Public Works	Special	

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	elevator door closed), and a rider. The short-term spaces must be provided on the project site, near the pedestrian entrance to the building, using six (6) "Inverted - U" Bicycle Rack or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide (except as noted in Condition No. 3, below), and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.			
50.	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.	Public Works	Special	
51.	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 Environmental Programs and Operation Division's	EPO	Special	

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	exclusive franchise for services.			
52.	Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341 waste diversion goals and all City requirements.	EPO	Special	
53.	Project shall provide staging areas for trash bins collections on private property only and shall be fully accessible by collection trucks or scout vehicles. Access driveways and drive aisles to the on-site staging area(s) or collection points shall provide adequate collection truck turning radius, overhead clearances for both traveling height and operational overhead height, 14 feet and 20 feet, respectively.	EPO	Special	
54.	Trash enclosure(s)/room(s) shall be sized according to the projects trash demand per the approved Trash/Recycling/Organic Management Plan (Waste Plan). All Trash enclosure(s)/room(s) shall have a minimum 10 feet clear opening, 6"x6" concrete curbing along the interior wall, and drain inlets directly connected to the sanitary sewer system for maintenance purposes.	EPO	Special	
55.	Trash enclosures shall be provided and shall be designed to the satisfaction of Environmental Programs and Operations Division. Each enclosure shall also have at least a 6-inch thick concrete slab that drains at a one percent gradient to a drain line which leads to the sanitary sewer system. 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	EPO	Special	

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	Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored in the trash enclosures.			
56.	Approved Waste Plan shall be included in the building permit plan set for review and final approval. Any revisions to the approved Waste Plan will require review by the Environmental Programs and Operations Division and approval by the Public Works Director or his/her designee.	EPO	Special	
57.	The City of Culver City shall provide all waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010.	EPO	Special	
58.	Provide Accessibility Plan that has been reviewed by a CASp with a letter stating that the design is in compliance with the requirements Chapter 11B of the California Building Code.	Building	Special	
59.	30-Day Notice of Excavation to adjacent neighbor is required. Shoring Plans/Permits required	Building	Special	
60.	Provide a comprehensive code analysis showing all exiting requirements including, exit travel distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, interior exit access stairs, etc..	Building	Special	
61.	Comply with Culver City mandatory Green program (Category 2).	Building	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
62.	A covenant and agreement, on a form provided by the Current 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 Current Planning Division.	Current Planning/ City Attorney	Standard	
63.	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	
64.	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 Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
65.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, vector/pest control abatement plan, and trash and material storage locations, shall be submitted to and approved by the Building and Safety, Current Planning, and Engineering Divisions. Pedestrian access along the project's frontage shall always be maintained.	Current Planning/ Public Works	Special	
66.	A Pedestrian Protection Plan shall be submitted to and approved by the Building and Safety, Current Planning, and Engineering Divisions. 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 City Engineer. Pedestrian access along the project's frontage shall always be maintained.	Current Planning/ Public Works	Special	
67.	Submit to Current Planning for review and approval archeological and paleontological study for project site.	Current Planning	Special	
68.	Closure of traffic lanes related to the Project shall be reviewed and approved by the Public Works Department, and will not be permitted beyond temporary staging, set-up and breakdown of equipment.	Public Works/ Current Planning	Special	
69.	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 and Safety (CCBS)	Building	Standard	

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	inspector on arrival on site, and 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. The CCBS Division reserves the right to reject any special inspector at any time for the duration of the project.			
70.	<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 Current 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 Current 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</p>	Current Planning/ Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>of the flag persons used in implementation of the Construction Traffic Management Plan. 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.</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. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p>			
71.	<p>A Construction Replacement Parking Plan shall be prepared and submitted for review and approval prior to the issuance of any Project demolition, grading or excavation permit. The Construction Replacement Parking Plan shall identify the replacement parking facilities and their parking space allocations that will be used for replacement parking during Project construction as well as the procedures that will be followed for safe pedestrian and vehicular movement between the replacement parking location(s) and the Project Site. The Construction Replacement Parking Plan shall also include parking lease agreements for any facilities not under the control of Project ownership and a shuttle service plan for transporting persons parking more than one-fourth mile from the site.</p>	Public Works	Special	
72.	<p>Prior to permit issuance, provide a Trash/Recycling Management Plan (Plan) for review and approval that demonstrates adequate trash and recycling capacity and comply with Assembly Bill 939, 1826, and 341 waste diversion goals. Elements of the Plan shall include the following:</p>	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>a. Projection of waste generation by type, e.g. food, mixed waste, mixed recyclables, etc. The projection can be based on similar businesses of similar size and performance.</p> <p>b. Determination and sizing and placement of trash enclosures/trash rooms, applicant shall divert at least 50% of the waste through recycling and 75% by the year 2020 for all commercial enterprises that generate four (4) or more cubic yards per week of waste, and multi-family housing complexes with five or more units.</p> <p>c. A detailed site plan depicting collection sites to capture waste from point of generation such as waste chutes and trash room areas. Indicate on the plan details for the trash chutes in residential hallway areas that will provide access to both recycling and solid refuse bins.</p> <p>d. A site plan showing location of bins. The number of bins and/or compactors should be adequate to store the projected waste; and by extension, the trash enclosure shall be adequate to store the bins. The site plan shall also include a detail of trash areas fully dimensioned showing bin placement to scale with bins labeled accordingly, "Recycle", "Refuse", or "Organic Waste".</p> <p>e. A separate tenant access door shall be provided for daily use (disposal) to the trash enclosure/ trash room(s).</p> <p>f. A vehicle travel plan depicting ingress, egress, and turning radius of collection vehicles and/or scout vehicles. The plan shall show path of travel and dimensions of travel lanes.</p> <p>g. Include language in the Trash/Recycling Management Plan that a floor drain will be constructed and connected to the</p>			

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	proposed/existing sewer lateral for maintenance purposes.			
73.	Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager 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.	Public Works	Special	
74.	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. If more than 5,000 S.F., SUSMP compliance will be required and provided on grading plans/Site Improvement Plans.	Public Works	Special	
75.	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.	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
76.	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	
77.	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), and shall include a 24 hour contact (hotline) for the public to call with inquiries, complaints, etc., regarding construction activities.	Building	Standard	
78.	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	
79.	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
80.	Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to Christopher Evans, Culver City Public Works Department, at	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	christopher.evans@culvercity.org The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.			
81.	Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.	Public Works	Special	
82.	Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
83.	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 Current Planning Manager and Building Official.	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
84.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
85.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
86.	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	
87.	All jobsite supervisors, contractors, subcontractors, etc. shall give their priority to a CCBS Inspector on site.	Building	Special	
88.	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	
89.	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 Current Planning Manager.	Building/ Current Planning	Standard	
90.	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 Current Planning Manager.	Building/ Current Planning/ Public Works	Standard	
91.	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 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	Building/ Public Works	Special	

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DURING CONSTRUCTION				
	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. The Culver City Building and Safety Division reserves the right to adjust allowed construction hours as determined necessary through the course of the project.			
92.	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. The Culver City Building and Safety Division reserves the right to adjust the allowed construction staging areas as deemed necessary during the course of the project.	Building/ Public Works	Special	
93.	The applicant shall submit a full-size staging plan for review by the Engineering Division, and obtain approval for any use of any portion of any Culver City public right-of-way for operations, storage, or staging.	Building/ Public Works	Special	
94.	Vehicular and pedestrian access along Washington Blvd shall be maintained at all times during construction activities.	Public Works	Special	
95.	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; C. If any construction vehicles are serviced at	Building/ Current Planning	Standard	

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DURING CONSTRUCTION				
	<p>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 Current 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>			
96.	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/ Current Planning	Standard	
97.	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	
98.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle	Building	Standard	

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DURING CONSTRUCTION				
	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.			
99.	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	Special	
100	All trucks driving to or from the job-site shall obtain Culver City haul route permits from the Engineering Division.	Building	Special	
101	<p>Holiday Moratorium: 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: the week of Thanksgiving; seven (7) calendar days prior to and including Christmas day; and the week between Christmas day and New Year's Day.</p> <p>B. Those residential streets identified as Local Streets and Neighborhood Feeders in the City's Element of the General Plan: the day before Thanksgiving through the Thanksgiving weekend; Christmas Eve, Christmas day, and the day after Christmas, and the Friday before</p>	Public Works	Special	

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	Christmas and the Monday after Christmas if Christmas falls on a weekend; New Year's Eve and New Year's Day, and on the Friday before New Year's if New Year's falls on a weekend. Any deviation from the holiday Slowdown shall be approved in writing by the City Engineer.			
102	During construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Special	
103	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 by the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
104.	Temporary Certificate of Occupancy may be issued for tenant improvements or occupancy of commercial tenants and/or residential tenants if any and all conditions of approval and life safety standards are met related to associated subject occupancy.	Current Planning	Special	
105.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on October 12, 2017 and May 17, 2018 at the Project Review Committee	All	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	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. This shall not be applicable to items that were removed, changed or modified by City representatives as part of the Project review.			
106.	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	
107.	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	
108.	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, Current 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 and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all	All	Standard	

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	<p>mechanical equipment identified as to purpose and source and all offsite improvements; and</p> <p>One set of as-built plans as described above in a digital format compatible with the City's computer system.</p> <p>B. All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy. All required bicycle parking shall be provide free to any building tenant, tenant employees and/or visitors.</p>			
109.	The applicant shall scan the grading plans, all off-site improvement plans, and SUSMP and SWPP reports and forward the electronic copies to Engineering before requesting Final Certificate of Occupancy.	Public Works	Special	
110.	Applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.			
111.	All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.	Public Works	Special	
112.	Submit an Emergency Operations Plan to Christine Parra, Emergency Preparedness Coordinator for review and approval.	Current Planning/ Fire	Special	
113.	The Project shall meet all provisions of the CCMC Section 7.05.015 – Transportation Demand and Trip Reduction Measures.	Transportation	Special	
ON-GOING				
114.	The use and development of the Property shall be in substantial conformance with the plans	Current Planning	Standard	

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 RESOLUTION NO. 2020-P004
 Conditional Use Permit No. 2019-0243-CUP, Site Plan Review No. P2019-0243-SPR and Tentative
 Parcel Map No. P2019-0243-TPM
 11141 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on April 10, 2019, excepted as modified by these Conditions of Approval.			
115.	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	
116.	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, Current 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	
117.	All graffiti shall be removed from the Property within 24 hours of its application.	All	Special	
118.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	