

EXHIBIT A
RESOLUTION NO. 201X-P00X
Case No
Project Address

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------|---|------------------|----------|-------------------------|
| GENERAL | | | | |
| 1. | These Conditions of Approval are being imposed on [insert project description] (the "Project"), for the property located at [insert property address] (the "Property"). MOVED TO RESOLUTION | 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. REMOVED FROM STANDARD CONDITIONS | 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. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIREMENTS | 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. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIREMENTS | 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 | Current Planning | Standard | |

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| | the City Council on the Land Use Permit, whichever occurs last. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS | | | |
| 6. | The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS | Current Planning | Standard | |
| 7. | All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS | Current Planning | Standard | |
| 8. | All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS | Current Planning | Standard | |
| 9. | The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls. REMOVED FROM STANDARD CONDITIONS ADDRESSED IN OFF-STREET PARKING STANDARD CODE REQUIREMENT | 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. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS | Current Planning | Standard | |
| 11. | Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections. MOVED TO NEW EXHIBIT B – | Current Planning | Special | |

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| | STANDARD CODE REQUIRMENTS | | | |
| 12. | Each dwelling unit shall be equipped with its own individual water meter. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS | Current Planning | Special | |
| 13. | All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS – REVISED FOR CLARITY | All | Standard | |
| 14. | 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. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS – REVISED FOR CLARITY | Public Works | Standard | |
| 15. | Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. REMAIN – REVISED FOR CLARITY | Public Works | Standard | |
| 16. | 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"). MOVED TO NEW EXHIBIT B – | Public Works | Standard | |

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| | STANDARD CODE REQUIRMENTS – REVISED FOR CLARITY | | | |
| 17. | At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards. REMAIN | Public Works | Standard | |
| 18. | Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures. REMAIN – REVISED FOR CLARITY | Public Works/ Fire/ Current Planning | Standard | |
| 19. | 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. REMAIN – REVISED FOR CLARITY | Public Works | Standard | |
| 20. | The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures". | Trans. | Standard | |

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| | REMAIN – REVISED FOR CLARITY | | | |
| 21. | <p>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.</p> <p>REMAIN</p> | Building/ Fire | Standard | |
| 22. | <p>Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.</p> <p>MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS</p> | Building/ Current Planning | Standard | |
| 23. | <p>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.</p> <p>MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS- REVISED FOR CLARITY</p> | Building | Standard | |
| 24. | <p>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.</p> <p>MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIRMENTS</p> | Building | Standard | |
| 25. | <p>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”.</p> | Current Planning | Standard | |

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| PRIOR TO BUILDING PERMIT ISSUANCE | | | | |
| 26. | <p>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.</p> <p>REMAIN</p> | Current Planning/ City Attorney | Standard | |
| 27. | <p>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.</p> <p>REMAIN</p> | City Attorney | Standard | |
| 28. | <p>A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be</p> | Current Planning/ | Standard | |

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| | submitted to the Current Planning Division for review and approval. REMAIN | Parks & Rec. | | |
| 29. | Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted. MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIREMENTS | Current Planning/ Building | Standard | |
| 30. | 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. REMAIN AND REVISED AS A COMPREHENSIVE CMP CONDITION | Building/ Public Works | Standard | |
| 31. | 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. REMAIN AND REVISED AS A COMPREHENSIVE CMP CONDITION | Building/ Public Works | Standard | |
| 32. | 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 | Building | Standard | |

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| | <p>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.</p> <p>MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIREMENTS</p> | | | |
| 33. | <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</p> | Current Planning/ Public Works | Standard | |

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| | <p>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>REMAIN AND REVISED AS A COMPREHENSIVE CMP CONDITION</p> | | | |
| 34. | <p>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.</p> <p>REMAIN AND REVISED AS A COMPREHENSIVE CMP CONDITION</p> | Building | Standard | |
| 35. | <p>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 Current Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may</p> | Building/ Current Planning | Standard | |

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| | <p>populate the Property do not relocate to or impact adjoining properties.</p> <p>REMAIN AND REVISED AS A COMPREHENSIVE CMP CONDITION</p> | | | |
| 36. | <p>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).</p> <p>REMAIN AND REVISE FOR CLARITY</p> | Building | Standard | |

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| DURING CONSTRUCTION ALL TO REMAIN | | | | |
| 37. | 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 | |
| 38. | The Property shall be maintained daily so that it is free of trash and litter. | Building | Standard | |
| 39. | During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector. | Building | Standard | |
| 40. | 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 | |
| 41. | 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 | |
| 42. | 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 | |
| 43. | 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 | |

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| 44. | Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours. | Building/ Public Works | Standard | |
| 45. | All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property. | Building/ Public Works | Standard | |
| 46. | <p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air</p> | Building/ Current Planning | Standard | |

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| | conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the 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 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. | | | |
| 47. | 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 | |
| 48. | 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 | |
| 49. | 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 | |
| 50. | Construction vehicles shall not be permitted to stage or queue where they would interfere with | Building/ Public | Standard | |

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| | 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. | Works | | |

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| PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION | | | | |
| 51. | <p>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 [insert date] 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.</p> <p>REMAIN</p> | All | Standard | |
| 52. | <p>All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.</p> <p>MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIREMENTS</p> | Current Planning/ Parks | Standard | |
| 53. | <p>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.</p> <p>MOVED TO NEW EXHIBIT B – STANDARD CODE REQUIREMENTS</p> | Cultural Affairs | Standard | |
| 54. | <p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be</p> | All | Standard | |

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| | <p>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> <p>REMAIN – REVISED FOR CLARITY</p> | | | |

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| 55. | The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on [insert date] , excepted as modified by these Conditions of Approval. REMAIN | Current Planning | Standard | |
| 56. | Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC. REMAIN | All | Standard | |
| 57. | The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, 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. REMAIN | All | Standard | |
| 58. | The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., | City Attorney | Special | |

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| | <p>relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:</p> <p>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</p> <p>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</p> <p>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:</p> <p>i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit;</p> <p>ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City;</p> <p>iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and</p> <p>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</p> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p> | | | |

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| 59. | All graffiti shall be removed from the Property within 48 hours of its application. REMAIN | Building/ Current Planning/ Public Works | Standard | |
| 60. | The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense. REMAIN | Public Works | Standard | |
| 61. | All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein. REMAIN | Current Planning | Standard | |