

EXHIBIT B –STANARD CODE REQUIREMENTS

Project Subject to Some or all Code Requirements as Determined by Code Criteria

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	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		
2.	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		
3.	Pursuant to CCMC Section 17.630.010.C.4 – “Posted Notice”, the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning		
7.	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		

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8.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building/ Current Planning		
10.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. 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		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirement of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
14.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.105, et. seq. and as amended from time to time.	Building		
15.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq.	Current Planning Building Cultural Affairs		

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	<p>b. City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq.,</p> <p>c. City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq.,.</p> <p>REVISED FOR CLARITY</p>			
16.	<p>Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.</p>	Building		
17.	<p>The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., 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</p>	City Attorney		

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	<p>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>			
18.	<p>Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer:</p> <p>a. An as-built grading plan prepared by the Civil Engineer.</p> <p>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.</p> <p>c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction</p>	Public Works		

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	and is in compliance with the California Building Code. NEW			
19.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer NEW	Public Works		
20.	All utility lines fronting the site shall be undergrounded by the applicant. NEW	Public Works		
21.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre. NEW	Public Works		