

1 RESOLUTION NO. 2016-P007

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, P2016-0033-SPR FOR
4 THE RENOVATION AND PHYSICAL IMPROVEMENT OF AN EIGHT-STORY
5 OFFICE BUILDING AT 10000 WASHINGTON BOULEVARD IN THE
6 COMMERCIAL GENERAL (CG) ZONE.

7 (Site Plan Review, P2016-0033-SPR)

8 WHEREAS, on February 24, 2016, the applicant filed a Site Plan Review application to
9 allow the renovation and physical improvement of an existing eight-story office building to
10 include: improvements to the building façade; interior atrium and lobby area; change of uses
11 from office to retail; the addition of retail storefronts on Culver Boulevard; new office space;
12 material and color changes; and new landscape and outdoor amenities (the "Project"). The
13 existing building has approximately 276,645 square feet of net leasable area. The proposed
14 Project will result in a total of 287,259 square feet of net leasable space in the building, 261,816
15 square feet of office, 21,756 square feet of retail/restaurant space, and 3,687 square feet of
16 fitness studio.

17
18 WHEREAS, the Project site is located at 10000 Washington Boulevard, and described
19 with Los Angeles County Assessors Number 4207-006-030, in the City of Culver City, County
20 of Los Angeles, State of California; and,
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22 WHEREAS, in order to implement the proposed Project, approval of the following
23 application is required:
24

25 Site Plan Review: To ensure the Project is in compliance with all required standards and
26 City ordinances and establish all onsite and offsite conditions of approval to reflect the site
27 features and ensure compatibility of the proposed Project with the uses on adjoining properties;
28 and,
29

1 WHEREAS, on June 22, 2016, after conducting a duly noticed public hearing on the
2 subject application, including full consideration of the application, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission (i) by a vote
4 of 5 to 0, adopted a Categorical Exemption, in accordance with the California Environmental
5 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
6 impacts; (ii) by a vote of 5 to 0, conditionally approved Site Plan Review, P2016-0033-SPR
7 as set forth herein below.
8

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

11 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
12 Municipal Code (CCMC), the following findings are hereby made:
13

14 **Site Plan Review:**

15 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site
16 Plan Review are hereby made:

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

23 The general layout of the Project is consistent with the requirements and development
24 standards of the Commercial General (CG) zoning district, and standards adopted by
25 the approved Design for Development, and Disposition and Development Agreement.
26 The Project does not change the existing and approved building's height, footprint, or
27 setbacks. The building will remain at 110 feet in height measured to the eighth story
28 roof height, and 127 feet to the top of the rooftop mechanical equipment enclosure. The
29 Project's vehicular access and circulation does not change. Utilizing the existing parking
supply in three subterranean levels of parking, the Project will provide 1,172 parking
spaces. Using the applicable parking ratio requirements for office, retail/restaurant and
fitness uses a total of 854 parking spaces are required per the planned uses resulting in
a total surplus of 318 parking spaces.

The pedestrian access has been improved to the building due to the activation of the

1 ground floor with retail and restaurant uses and opening the uses to Culver Boulevard.
2 A pedestrian corridor is also introduced into the building from Culver Boulevard and
3 Washington Boulevard. The Project also proposes outdoor amenities and landscaping
4 to the site which improves the site's appeal at the street level.

5 The renovations and physical improvements to the building and the site are consistent
6 with the purpose of the Site Plan Review, and the requirements of the CG zone and
7 applicable development standards and guidelines.

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

13 The Project proposes changes to the building exterior in color and material, but does
14 not alter the building size, height, or massing. The Project introduces metal panels to
15 be adhered to the existing stone tiles on the exterior of the building. The panels are a
16 metal composite over polyethylene core, making them lightweight. The color palette for
17 the metal panels is light grey and dark grey. The architectural design, materials, and
18 colors of the building is compatible with the scale and character of the surrounding
19 development and consistent with the purpose of the Site Plan Review. The proposed
20 architectural improvements are essential to the remarketing and rebranding of the
21 building to the creative office market and will provide significant amenity improvements
22 for both the public and the tenants.

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

29 The Project proposes new landscaping in existing planters as well as new planters. The
planting palette introduces a variety of drought tolerant shrubs, flowers, grass, and trees.
The landscape elements creates visual relief from the street, adds colors to the Project,
and creates an inviting environment to the ground floor of the Project site. The proposed
landscaping is consistent with the purpose of the Site Plan Review.

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

The Project does not propose significant changes to vehicular circulation patterns. The
design and layout of the ground floor will introduce pedestrian activity to the side of the

1 building on Culver Boulevard. Some of this activity will arrive by vehicle and utilize street
2 parking along Culver Boulevard. Furthermore, all required Project parking is provided
3 in the subterranean garage. Therefore, the design and layout of the Project will not
4 interfere with the use and enjoyment of neighboring existing or future development, will
not result in vehicular or pedestrian hazards, and will be in the best interest of the public
health, safety, and general welfare.

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

10 The Project is a renovation of an existing building and poses less than significant impact
11 to public facilities. Utilities, public services, and fire protection will not be impacted. A
12 traffic study was prepared to analyze the net increase in trip generation from the
13 introduction of more retail-oriented uses to the Project. It was determined that the
14 Project can be implemented without creating significant impacts to the roadway and
15 intersection service. No mitigation measures are required to address project-related
16 impacts.

- 17 **F. The proposed project is consistent with the General Plan and any applicable**
18 **specific plan.**

19 The General Plan Land Use Element designates the property as General Corridor which
20 is a commercial designation. The property is presently zoned Commercial General
21 (CG). The Project is consistent with this designation and all provisions and development
22 regulations of the Zoning Code and General Plan. This new commercial development
23 and activity is consistent with General Plan Land Use Objective 6 because the Project
24 revitalizes the physical character and economic wellbeing of the City's commercial
25 corridor through the renovation of an existing structure, and encourages restaurants that
26 feature outdoor dining. The Project is also consistent with General Plan Land Use
27 Objective 8 because it enhances business growth by promoting a retail establishment
28 that serves regional markets as well as the needs of local residents.

29 The proposed and existing office uses along with the new retail, restaurant and fitness
use are all permitted uses in the CG zone and supported by the General Corridor
General Plan land use designation. The strong retail/food and beverage component on
the Culver Boulevard frontage and at either side of the building entry will extend the
retail and restaurant land use pattern of the Downtown westward. In addition, new
amenities including outdoor seating and dining, landscape and hardscape
improvements to the streetscape will create a pedestrian scale to the building enhancing
the pedestrian experience.

1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, (1) adopts a Categorical Exemption, in
3 accordance with the California Environmental Quality Act (CEQA), finding the Project will not
4 result in significant adverse environmental impacts; and (2) hereby (i) approves Site Plan
5 Review, SPR P2016-0033-SPR, subject to the conditions of approval set forth in Exhibit A
6 attached hereto and incorporated in herein by this reference.
7

8 APPROVED and ADOPTED this 22nd day of June, 2016.
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13 KEVIN LACHOFF, CHAIRPERSON
14 PLANNING COMMISSION
15 CITY OF CULVER CITY, CALIFORNIA

16 Attested by:

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18 Yvonne Hunt, Administrative Secretary
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EXHIBIT A
RESOLUTION NO. 2016-P007
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10000 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the renovation and improvement of an existing 8-story building (the “Project”), for the property located at 10000 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.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the “CCMC”) and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the “Land Use Permit”) shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –“Time Limits and Extensions”, an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – “Posted Notice”, the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	

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GENERAL				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from	Public Works	Standard	

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GENERAL				
	construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.			
15.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service.	Public Works	Standard	
16.	All buildings and structures and improvements 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	
17.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
18.	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	
19.	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	
20.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	
21.	All portions of the building to have a change in occupancy classification shall have a structural analysis/provide structural upgrade plans and	Building	Standard	

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	specs., per the C.C.B.S. Div. Guide to Businesses structural criteria. Any required structural upgrades shall include all structures above and below any areas to be structurally improved.			
22.	On construction documents indicate compliance with CBC Section 404 Atriums.	Building	Special	
23.	All shafts shall be min. 1 hr. rated from the foundation to the underside of the roof deck or to the top of parapet walls as part of any shaft construction. All shafts shall be enclosed at all levels to other areas of the building. All exit stairways that lead to horizontal exitways shall be continuous 1 hr. rated to the sidewalk or public street.	Building	Special	
24.	Commercial kitchen exhaust hood ducting shall have no horizontal sections. All hood ducting shall be vertical or 45 deg. to vertical and shall be min. 2 hr. rated.	Building	Special	
25.	All parking areas shall be min. 1 hr. rated to all other areas of the building.	Building	Special	
26.	All treads, risers, handrails, etc. inside any common area stairway shall be 100% non-combustible construction. All construction within a common stairway shall be 100% non-combustible construction.	Building	Special	
27.	All designated paths of egress 10' wide or narrower shall be min. 1 hr. rated. All doors as part of the path of egress of common areas shall swing in the direction of egress. Fire sprinklers may possibly substitute for some rated exit paths. All trash rooms or service rooms shall be min. 1 hr. rated to all other areas.	Building	Special	
28.	All trash rooms or service rooms shall be min. 1 hr. rated to all other areas.	Building	Special	

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29.	On construction drawings; provide proposed life safety plans to include the construction type proposed for each area, the occupancy classification proposed for each area, the required exit shafts/ paths and proposed exit shafts/ paths fire ratings, all proposed exit doors, all proposed occupant loads for all areas, all emergency egress lighting and all proposed exit signage locations.	Building	Special	
30.	All utilities shall be underground or enclosed in the building construction. No overhead utilities shall be permitted.	Building	Special	
31.	All new exterior glazing shall be min. spectrally selective, low e, dual glazing.	Building	Special	
32.	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	
33.	The overall construction permit application may be scheduled for review at the City's weekly Thursday Project Review Committee meeting at the option of the applicant.	Building	Special	
34.	The construction permit application review time shall be a min. of 20 City working days and may be extended at the option of City staff.	Building	Special	
35.	Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS004001 (Order No. R4-2012-0175). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants	Eng.	Standard	

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	generated during the post-construction stage and shall be designed for infiltration, retention of the 85th percentile storm (1.1" of rainfall), and filtration. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan.			
36.	Applicant shall upgrade all the street lights fronting the property to LED.	Eng.	Special	
37.	All non-ADA compliant curb ramps, sidewalks, and drive approaches fronting the property shall be constructed to ADA compliance and to APWA standards.	Eng.	Special	
38.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan shall be submitted (LSWPPP).	Eng.	Special	
39.	Applicant shall dedicate to the City the sidewalk area which will accommodate the car drop off lane on Madison just south of the main driveway. The geometric design of the car drop off is subject to approval of the City Engineer.	Eng.	Special	
40.	Submit Site Improvement plans (civil/grading) directly to Engineering Division for review and approval.	Eng.	Special	
41.	All landscape designs and installations must be compliant with the updated ab-1881, and	Parks	Special	

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	<p>the city standards, whichever is more the more stringent. A separate irrigation meter shall be installed.</p> <p>Irrigation controller (new and/or existing) shall be a weather station based et controller with rain shut off and rain delay, and a rain sensor installed.</p> <p>Irrigation system shall be equipped with a master valve, flow sensor and pressure regulator to prevent water waste.</p> <p>Irrigation heads shall be equipped with low volume distribution type nozzles, including any existing nozzles shall be retrofitted.</p> <p>Control valves shall be equipped with a pressure regulator.</p> <p>Any median less than 10 feet wide shall use drip irrigation or bubblers. Overhead spray heads are no longer allowed.</p> <p>Turf in any median is no longer allowed.</p> <p>Mawa (maximum applied water allowance) and etwu (estimated total water use) calculations shall be calculated to determine the annual water usage.</p> <p>The requirements are specific for residential and commercial, based on the size of the property. Both these projects require compliance.</p> <p>All landscape drawings shall be performed by a licensed landscape architect, signed, stamped and dated.</p>			

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GENERAL				
	More information can be found at http://www.water.ca.gov/wateruseefficiency/landscape/			
42.	<p>1. Provide a Trash Management Plan that demonstrates adequate trash and recycling capacity and comply with AB 939, AB 1826 and AB 341 waste diversion goals.</p> <p>Elements of the plan shall include, but not limited to, the following:</p> <ul style="list-style-type: none"> • Projection of waste generation by type, e.g. food, mixed waste, paper goods, etc. The projection can be based on similar businesses of similar size and performance. For example, a typical restaurant may have every other day trash collection and generate 9 cubic-yards of food waste and 3 cubic-yards of recycling per week. It is expected that large developments would employ different waste collection technologies, such as totes, bins, and compactors of various sizes to best serve projected needs. • A detailed site plan depicting collection sites to capture waste from point of generation such as waste chutes and staging areas. • A sewer connection would provide a place to wash restaurant mats and to wash the interior of the enclosure (NPDES compliance) and/or trash room(s). 	Env. Prog. and Ops	Special	

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GENERAL				
43.	The trash enclosure area shall be enclosed with a masonry wall that is compatible, in material, color, and texture, with the exterior building finish. The wall shall be at least 6 feet high, or the height of enclosure gate, whichever is higher.	Env. Prog. and Ops	Special	
44.	The trash enclosure shall be a minimum inside dimension of 10 feet (depth) by 12 feet (width) to house two (2) trash bins. The trash enclosure shall be increased to an additional 40 square feet for each additional bin required. Adequate trash and recycling capacity are based on current and projected solid waste and recycling material and frequency of trash collection and shall comply with AB 939, AB 1826, and AB 341 waste diversion goals.	Env. Prog. and Ops	Special	
45.	The trash enclosure shall be constructed with swing gates with a minimum clear opening of 10 feet, a concrete loading pad 8 feet in length for the full width of the proposed trash enclosure, and 6-1/2 feet overhead clearance or as directed by Environmental Programs and Operation Division Manager or his/her designee. When there are space constraints, sliding gates may be proposed for review and approval provided that there are no in-ground track systems or channels that will obstruct mobility of bins.	Env. Prog. and Ops	Special	
46.	The final area and number of required bins shall be approved by the Environmental Operations and Programs Division (EPO) Manager or his/her designee.	Env. Prog. and Ops	Special	
47.	Secure bicycle parking shall be provided to accommodate a minimum of thirty-six (36) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows:	Public Works (Bicycle Parking)	Special	

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	<ul style="list-style-type: none"> Fourteen (14) long-term parking spaces; and, twenty-two (22) short-term parking spaces. 			
48.	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 short-term spaces may be provided along the adjacent public sidewalk fronting the project site, using eleven (11) City approved "Inverted - U" Bicycle Racks. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrances to the restaurant/retail/office 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 Conditions No. 3 and 4., 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.	Public Works (Bicycle Parking)	Special	
49.	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	Public Works (Bicycle Parking)	Special	

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	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, 2 nd Edition.			
50.	All short-term bicycle racks installed on the public sidewalk shall be consistent in design and color with the adjacent existing City installed bicycle racks.	Public Works (Bicycle Parking)	Special	
51.	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 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.	Public Works (Bicycle Parking)	Special	
52.	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 (Bicycle Parking)	Special	
53.	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	Public Works (Bicycle Parking)	Special	

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	signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.			
54.	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 <u>any</u> Certificate of Occupancy. All required bicycle parking shall be provide free to any building tenant, tenant employees and/or visitors.	Public Works (Bicycle Parking)	Special	
55.	Prior to issuance of any Public Works Department and/or Engineering Division permit, the applicant shall provide street improvement plans to Transportation Department showing the layout of bus stop furniture, bus stop signage and bus pad; the bus stop door/furniture zone shall be free of obstruction (other street furniture, tree well, utility box, etc.); the final location, layout and bus shelter equipment shall be approved by Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells, utilities, and furniture and all require bus-related Improvements.	Trans.	Special	
56.	There are three (3) bus stops adjacent to the proposed Project: 1). Culver/Duquesne stop, 2). Washington/Madison stop, and 3). Washington/Duquesne stop. Prior to the issuance of Certificate of Occupancy, the project shall: a. Upgrade the bus stops to each include <u>new</u> bus shelter, four-seat	Trans.	Special	

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	<p>bench, trash receptacle, bus stop sign/sign post, and real-time bus arrival information display. The sidewalk shall be widened, as necessary, and the bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop requirements.</p> <p>b. Provide red-painted full-height curb and concrete bus pad for the bus stop zone from the edge of crosswalk or end of curb return (whichever is further from the intersection) in the lengths below:</p> <ul style="list-style-type: none">i. Culver/Duquesne stop: 95 feetii. Washington/Madison stop: 95 feetiii. Washington/Duquesne stop: 105 feet			

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PRIOR TO BUILDING PERMIT ISSUANCE				
57.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
58.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. 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 the Property Owner.	City Attorney	Standard	
59.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
60.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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61.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
62.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
63.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	
64.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or	Planning/ Public Works	Standard	

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	<p>excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>			
65.	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	Building	Standard	

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	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.			
66.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
67.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
68.	Any temporary street or sidewalk closing shall gain approval of the Culver City Engineering Div. No projections over the right of way will be permitted without Culver City Engineering Division approval.	Building	Special	
69.	Drawings will be required indicating the type of pedestrian protection proposed. The pedestrian protection will be reviewed by the Building Safety and Engineering Divisions.	Building	Special	

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70.	The project will be required to comply with CalGreen mandatory commercial measures, provide checklist on plans.	Building	Special	
71.	This project will be required by the Culver City Mandatory Solar Photovoltaic requirement to install 1 kw of solar pv power per 10k s.f. of new or major renovated building areas not including parking areas.	Building	Special	
72.	During construction any violations of the project conditions of approval may result in administrative assessments and/ or general stop work orders.	Building	Special	
73.	Construction hours shall be per the CCMC and/ or any more restrictive project specific requirements.	Building	Special	
74.	All trucks driving to the job-site shall obtain C.C. haul route permits.	Building	Special	
75.	A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities.	Building	Special	
76.	C.C. Building Safety reserves the right to adjust allowed construction staging areas during the course of the project.	Building	Special	

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77.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
78.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
79.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
80.	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	
81.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
82.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	
83.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	

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84.	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	
85.	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	
86.	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 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; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air	Building/ 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 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.			
87.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
88.	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	
89.	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	
90.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access	Building/ Public Works	Standard	

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	to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
91.	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 March 31, 2016 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
92.	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	
93.	As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a CO or TCO. Do not schedule any partial or full openings or advertise any openings without City approval.	Building	Special	
94.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading 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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	mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			

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95.	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 June 22, 2016 , excepted as modified by these Conditions of Approval.	Planning	Standard	
96.	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	
97.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
98.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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99.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
100	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.	Planning	Standard	