RESOLUTION NO. 2021-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT P2019-0194-CUP, SITE PLAN REVIEW P2019-0194-SPR AND ADMINISTRATIVE USE PERMIT P2019-0194-AUP, FOR DEVELOPMENT OF A NEW 111,000 SF, FIVE-STORY, 175-ROOM BOUTIQUE HOTEL BUILDING WITH A RESTAURANT AND TWO-LEVEL, BELOW-GRADE PARKING GARAGE LOCATED AT 11469 JEFFERSON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Conditional Use Permit P2019-0194-CUP, Site Plan Review P2019-0194-SPR, and Administrative Use Permit P2019-0194-AUP)

WHEREAS, on August 1, 2019, Sandstone Properties, LLC (the "Applicant" and "Owner") filed an application for a Conditional Use Permit, Site Plan Review, and Administrative Use Permit to construct a five-story boutique hotel, (the "Project"). The Project site is legally described as Lots 30, 31, 32 of Tract No. 17531 in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Conditional Use Permit No. P2019-0194-CUP: for the establishment of a hotel, to ensure compatibility, configuration, design, location, and potential impacts of the proposed use, and suitability of the use to the site and surrounding area; and

2. Site Plan Review No. P2019-0194-CUP: for a new 111,000 SF, five-story, 175-room boutique hotel building with restaurant and two-level, below-grade parking garage, to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

3. Administrative Use Permit P2019-0194-AUP: for valet-assisted tandem parking, alcoholic beverage sales for restaurant/bar, and outdoor dining to ensure compatibility, configuration, design, location, and potential impacts of the proposed use, and suitability of the use to the site and surrounding area; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines a Mitigated Negative Declaration has been prepared; and

WHEREAS, on April 28, 2021, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 4 to 0, with one abstention, adopted the Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in potentially significant adverse environmental impacts; and (ii) by a vote of 4 to 0, with one abstention, approved Conditional Use Permit P2019-0194-CUP, Site Plan Review P2019-0194-SPR, and Administrative Use Permit P2019-0194-AUP, subject to conditions of approval.

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

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

**Conditional Use Permit**

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

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

The CCMC conditionally permits hotels within the General Commercial (CG) Zone. The hotel will have 175 rooms requiring 138 parking spaces per the Parking Demand Analysis dated April 3, 2020 prepared by Crain & Associates. With the hotel requiring 138 parking spaces for guest and employee parking, a total of 150 parking spaces will be provided, 12 more than required by the Parking Demand Analysis.

The maximum building height for the CG zone is 56 feet, based on CCMC Section 17.220. As noted in the CCMC, in non-residential zones, such as with the Project, architectural features that are non-habitable design elements, such as spires, turrets, bell towers, cupolas, and similar design elements shall be allowed up to a maximum of 13 feet and six inches of height of a building and are limited to 15 percent of the total roof area. The proposed building would reach up to 56 feet in height (with the mechanical equipment and screening reaching no higher 69 feet and 6 inches measured to the roofline), which would be within the height requirements for projects in non-residential zones as stated in Section 17.220 of the CCMC.

As required under the Commercial Zero Setback Overlay Zone, the first story of proposed buildings that exceed 750 SF shall have a zero setback from the street-facing property of any street listed in Subsection 17.260.020.B. (i.e., Jefferson Boulevard and Slauson Avenue). No changes to the Project Site's existing Zoning designations are proposed by the Project. Consistent with the Commercial Zero Setback Overlay Zone, the Project has been designed with zero setbacks along Jefferson Boulevard and Slauson Avenue.

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

The Culver City General Plan designation for the Project Site is General Corridor which allows for a range of small to medium scale commercial uses with an emphasis on community serving retail, office, and service uses along major corridors. The General Corridor designation is intended to support desirable existing and future neighborhood and community serving commercial uses and housing opportunities that are compatible with nearby residential neighborhoods. The proposed hotel is consistent with the intent of the General Corridor designation in that the development will offer jobs, meeting services, and businesses that will serve the immediate and nearby communities. No changes to the Project Site's existing General Plan designations are proposed by the Project.

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

The Project's contemporary design includes a custom, glass curtain-wall that wraps the length of the south-facing corner of the proposed building at the intersection of Jefferson Boulevard and Slauson Avenue. The curtain-wall is designed as a sculptural skin composed of steel and glass and is intended to reflect the surroundings of the Project Site. The Project would also include stepped terraces and high planters as well as interior landscaping that can be viewed by the public, which would further enhance the character of the proposed building. The south

and west elevations include a glass facade that wraps the length of the south-facing corner of the proposed building at the intersection of Jefferson Boulevard and Slauson Avenue.

**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 hotel ground floor lobby would include food and beverage amenities, including a destination bar and restaurant, a business tech center, and meeting spaces. A light well would provide natural light and a view of the landscaped courtyard. The fifth level would include a roof deck area with a swimming pool, and food and beverage amenities, including a destination roof top bar. The second-floor guest rooms and meetings rooms would be organized around the landscaped courtyard. The third through fifth floors features a fitness center and guest rooms overlooking the courtyard, surrounding cityscape and landscaped terraces. These uses within the CG zone are all permissible and typical uses and therefore are compatible with surrounding commercial uses.

**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.**

Pedestrian areas would be well lit for security. The proposed buildings would include accent lighting to complement the building architecture. Lensed light-emitting diode (LED) downlights would be integrated into the architectural canopies to provide appropriate light levels. Façade lighting is intended to reinforce the architecture of the building and to provide a nighttime presence for the Project.

For the 24-hour valet-assisted parking, a third party operator will manage the tandem parking spaces proposed for the hotel. This will allow the security and convenience of vehicles entering and exiting the site.

**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 Project would redevelop a 33,813 square foot (0.78-acre) property located in the northwest corner of the intersection at Jefferson Boulevard and Slauson Avenue. The existing single-story commercial (retail/restaurant) building and associated asphalt-paved surface parking lot would be removed as part of the Project. The Project would provide a total of approximately 67,030 SF in 175 hotel rooms, 8,536 SF of back-of-house, 14,783 SF of hotel amenities, 630 SF of bicycle parking and 18,842 SF of circulation, and 1,119 SF of loading area for a total building area of 111,000 gross SF. In addition, 15,450 SF of open space area would be provided, as well as 56,300 SF of subterranean parking area. As proposed, the Project would meet those requirements for parking, site design, and open space.

Direct vehicular access to the parking area would be provided from an inbound-only driveway on Slauson Avenue in the western portion of the Project Site, which would include two entry drive aisles. The drive aisle closer to the hotel would serve as a passenger drop-off and pick-up area. The second drive aisle would allow entering vehicles to access the parking ramp down to the two subterranean parking levels. Access to the subterranean parking garage would not be gate controlled. There would be two driveway exits onto the adjacent alley to egress onto the surrounding roadway system. One exit driveway would be provided directly off the dual drive aisles (which would merge into a single aisle approaching the alley), while the second exit would provide egress for vehicles exiting the subterranean parking garage. Exiting vehicles would be allowed to travel north or south along the public alley toward Berryman Avenue or Slauson Avenue, respectively.

Pedestrian access would be provided from a pedestrian entrance on Jefferson Boulevard that would lead to the hotel lounge and restaurant area. Pedestrian access would also be provided from the ride share drop-off and accessed from Slauson Avenue.

Loading for large deliveries for the hotel and restaurant uses would occur in a designated loading area located on site on the ground floor north of the subterranean parking structure entrance. This loading area would be accessed from public alley.

The maximum building height for the CG zone is 56 feet, based on CCMC Section 17.220. As noted in the CCMC, in non-residential zones, such as with the Project, architectural features that are non-habitable design elements, such as spires, turrets, bell towers, cupolas, and similar design elements shall be allowed up to a maximum of 13 feet and six inches of height of a building and are limited to 15 percent of the total roof area. The proposed building would reach up to 56 feet in height (with the elevator shaft reaching 69 feet and 6 inches in height), which would be within the height requirements for projects in non-residential zones as stated in Section 17.220 of the CCMC.

As required under this overlay zone, the first story of proposed buildings that exceed 750 SF shall have a zero setback from the street-facing property of any street listed in Subsection 17.260.020.B. (i.e., Jefferson Boulevard and Slauson Avenue). No changes to the Project Site's existing Zoning designations are proposed by the Project. Consistent with the Commercial Zero Setback Overlay Zone, the Project has been designed with zero setbacks along Jefferson Boulevard and Slauson Avenue.

**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.**

The Project would include a total of approximately 15,450 SF of open areas, which would include a small 250 SF courtyard and a 500 SF outdoor dining area on the ground floor, a 2,800 SF terrace on the second floor, a larger 4,800 SF courtyard on the second floor, and an 2,000 SF pool deck and 5,100 SF lounge on the fifth floor. The courtyard areas on the ground, second, and third floors as well as the dining area on the ground floor and the pool deck on the fifth floor would be accessible to the public.

Several landscaping features are introduced along the western portion of the building for purposes of softening the building as viewed from the adjacent residential neighborhood. These include a "living green wall" at the upper levels of the hotel. The application of planters with draping foliage along guest room balconies will also help address privacy and aesthetic impacts for neighboring areas. At each floor of the hotel, a mixture of vertical planting and planters with low-lying vegetation are placed within courtyards to break up hardscaping.

The stormwater runoff captured and stored within the rainwater harvesting system would be reused for irrigation of proposed on-site landscape areas.

**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 would result in lane restriping along Slauson and Jefferson Boulevard, as described above. The restriping is intended to decrease potential vehicle conflicts and improve traffic conditions. There are no existing hazardous design features such as sharp curves or dangerous intersections on-site or within the Project vicinity. The Project would also result in some modifications to access (i.e., new curb cuts for the Project driveway).

The pedestrian access locations at the Project Site would be designed to City standards and would provide adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls that meet the City's requirements to protect pedestrian and bicyclist safety.

The proposed building would reach up to 56 feet in height (with the elevator shaft reaching 69 feet and 6 inches in height) and would not exceed the maximum allowed height for the Project Site of 56 feet. Roof mounted mechanical equipment (e.g., air conditioning, heating, exhaust, and ventilation ducts, etc.) would be screened from public view from adjoining public streets and rights-of-way. The method of screening would be architecturally compatible with other on-site development in terms of colors, materials, and architectural style as approved by the City's Planning Manager.

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

Development of the Project in conjunction with the related projects would cumulatively increase water demand on the existing water infrastructure system that is serviced by Golden State Water Company. However, like the proposed Project, each related project would be subject to City review to assure that the existing public utility facilities would be adequate to meet the domestic and fire water demands of each project.

The City of Los Angeles has adopted an Integrated Resources Plan (IRP) that shows that the HWRP will be able to accommodate growth within its service area to the year 2025. In addition, the potential need for the related projects to upgrade sewer lines to accommodate their wastewater needs is site-specific and there is minimal, if any, direct cumulative relationship between the development of the Project and the related projects. Therefore, no significant cumulative sewer infrastructure impacts are anticipated from the development of the Project and the related projects.

It is anticipated that existing electricity, natural gas, and telecommunications facilities would be sufficient to support the needs from the Project in combination with related projects.

Compliance with applicable SUSMP and long-term water quality requirements would be reviewed by the Culver City Department of Public Works during the plan check phase of the

Project. Compliance with applicable stormwater requirements would ensure that development of the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

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

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. The Project is also consistent with the goals of the General Plan, specifically, Objective 6 of the Land Use Element, which is intended to protect and enhance residential and business uses within the Southern-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.

**Administrative Use Permit**

As outlined in CCMC Section 15.530.020, the following required findings for an Administrative Use Permit are hereby made:

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

Per CCMS Section 17.320.035.C.1.b.ii, within non-residential districts, tandem parking may be provided for required parking spaces where authorized through an Administrative Use Permit. The use of the tandem parking for non-residential uses shall require that the operator of the parking facility provide a valet or attendant at all times that the parking is accessible to users, except where the Director determines that the nature of the use and its operation will not require attended parking. The Project Site would include valet-assisted parking on each subterranean parking level in order to maintain safe and efficient use of the tandem spaces.

Per Section 17.400.015 an Administrative Use Permit is required for alcohol sales for properties within 300 feet of residentially zoned property. As proposed, the request for on-sale alcohol does not result in an undue concentration of establishments dispensing alcoholic beverages. Additionally, the proposed use will not result in any adverse impact on any adjacent or nearby residential uses, religious facilities, schools, libraries, public parks and playgrounds, and other similar uses.

The proposed outdoor dining is located within the Commercial General (CG) Zoning District. The Applicant proposes on-site outdoor dining in conjunction with the operation of the proposed hotel restaurant and bar. Pursuant to Zoning Code Section 17.400.070, an outdoor dining or seating area is permitted directly adjacent to the food service use, subject to

administrative review. The proposed use as conditioned will comply with all other applicable Provisions of Title 17- Culver City Zoning Code and the Municipal Code.

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

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, the construction of a new 111,000 square-foot boutique hotel with on-sale alcohol complies with all other regulatory documents on file with the City Clerk.

The proposed on-site consumption of alcoholic beverages is consistent with the "General Corridor" General Plan land use designation because it is a small to medium scale commercial use that serves the community.

The applicant is proposing onsite outdoor dining incidental to the operation of a boutique hotel. The proposed onsite outdoor dining will meet the Citywide land use policy by "encourag[ing] restaurants that feature outdoor dining, especially sidewalk cafes....." (Land Use Policy 6.E). The inclusion of outdoor dining will further meet the intent of the General Plan by strengthening a local and regional uses within the surrounding area by providing a diversity of uses for the local and regional community.

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

A total of 82 tandem parking is proposed for the Project which comprises 55% of the total parking provided. The remaining parking is anticipated for employees and users of the amenities (i.e. conference rooms, restaurant). Based on the Parking Demand Analysis dated April 3, 2020 prepared by Crain & Associates, a total of 138 parking spaces are required for this type of use which was based on the location, size, and similar operations of neighboring hotels. To allow this number of parking spaces within a horizontally constrained project site, a two-level subterranean parking garage is being proposed. As such, tandem parking is being requested as a method to maximizing the parking garage area.

The proposed on-site consumption of alcoholic beverages is compatible with the existing commercial uses in the vicinity and have been conditioned to ensure compatibility with the businesses. The proposed use meets all current planning, building, and fire codes so as to be compatible with the existing and future commercial land uses in the vicinity of the subject site. Should unexpected negative impacts arise from the conduct of the proposed use, this Administrative Use Permit may be subject to revocation or modification as deemed necessary.

The proposed onsite outdoor dining will comprise 250 square feet of the restaurant and the pool deck area all located within private property. The outdoor dining area will be compatible with other restaurant and retail uses within the vicinity. Should unexpected negative impacts arise from the conduct of the proposed use, this Administrative Use Permit may be subject to revocation or modification as deemed necessary.

**D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.**

The Project Site is relatively flat and is approximately 15 feet above sea level across the property. The Project Site is located in a highly urbanized area of Culver City and is currently developed with a single-story commercial (retail) building and associated asphalt-paved surface parking lot.

Direct vehicular access to the parking area would be provided from an inbound-only driveway on Slauson Avenue in the western portion of the Project Site, which would include two entry drive aisles. Access to the subterranean parking garage would not be gate controlled. There would be two driveway exits onto the adjacent alley to egress onto the surrounding roadway system. One exit driveway would be provided directly off the dual drive aisles (which would merge into a single aisle approaching the alley), while the second exit would provide egress for vehicles exiting the subterranean parking garage. Exiting vehicles would be allowed to travel north or south along the public alley toward Berryman Avenue or Slauson Avenue, respectively.

The proposed on-site consumption is ancillary to the restaurant and bar contained in the hotel and shall not change the site physically nor cause any measurable increase in parking demand. The subject site is also found to be physically suitable for the proposed use subject to the conditions of approval.

The subject property is physically suitable for the outdoor dining area proposed to be located adjacent to the restaurant. The total square footage of outdoor dining proposed (250 sq. ft.) inclusive of the pool deck area on the top floor and will not require additional parking for the hotel. The subject use is compatible with surrounding commercial uses and is found to be physically suitable for the proposed use subject to compliance with the conditions of approval contained herein.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.**

The Project would incorporate a 24-hour/seven-day video surveillance security program to ensure the safety of its hotel guests, employees, and visitors. Site security features would include building access/design to assist in crime prevention efforts and to reduce the demand for police protection services. The Project design would include lighting of entryways and public areas for site security purposes.

The proposed on-site consumption of alcoholic beverages shall serve the community by providing ancillary restaurant offerings. The conditions of approval shall ensure the operation of the proposed use shall not be detrimental to the public interest, health, safety or general welfare or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The outdoor dining component will complement the hotel restaurant and bar and is consistent with existing/future retail and restaurant uses in the subject building. The conditions of approval will ensure that the operation of the onsite outdoor dining 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.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (1) adopts the Mitigated Negative Declaration, finding the Project will not result in significant adverse environmental impacts; and (2) approves Conditional Use Permit P2019-0194-CUP, Site Plan Review P2019-0194-SPR, and Administrative Use Permit P2019-0194-AUP, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 28th day of April, 2021.

DAVID VONCANNON - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner

EXHIBIT A
RESOLUTION NO. 2021-P003
SPR P2019-0194, CUP P2019-0194, & AUP P2019-0194
11469 Jefferson Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|---|---|---|---|---|
| | **GENERAL** | | | |
| **1.** | These Conditions of Approval are being imposed on the **Jeff Hotel** (the "Project"), for the property located at **11469 Jefferson 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 Use Permit, whichever occurs last. | Current Planning | Standard | |
| **6.** | The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards". | Current Planning | Standard | |

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
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| | **GENERAL** | | | |
| **7.** | All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping". | Current Planning | Standard | |
| **8.** | All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading". | Current Planning | Standard | |
| **9.** | 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 | |
| **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.** | The applicant shall prepare a Curb Access and Utilization Plan for submittal to the Public Works Department to address potential future City mobility and circulation requirements.<br><br>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 | Special | |
| **12.** | 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 | |
| **13.** | 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 and to the satisfaction of the City Engineer. | Public Works | Standard | |
| **14.** | Trash enclosures shall be provided and shall | Public | Standard | |

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
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| | **GENERAL** | | | |
| | 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. | Works/ Fire/ Current Planning | | |
| **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.** | For sites greater than or equal to 1 acre, applicant shall submit monthly SWPPP inspection reports to the City Engineer. | Public Works | Standard | |
| **17.** | Applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor. | Public Works | Standard | |
| **18.** | Applicant shall repave the Alley, alley driveway approach and cross gutter full length of the frontage of the building per APWA Standards. | Public Works | Special | |
| **19.** | Applicant shall Install bike-friendly storm drain | Public | Special | |

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
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| | **GENERAL** | | | |
| | grates per APWA Standards. | Works | | |
| **20.** | Replace all sidewalk and curb ramps at building frontage to be ADA compliant. | Public Works | Special | |
| **21.** | Construction of full height sidewalk where driveways are being closed per APWA Standards. | Public Works | Special | |
| **22.** | The total area of the site to be redeveloped is approximately 33,800 SF. Since this exceeds 5,000 SF, a Standard Urban Storm Water Mitigation Plan (SUSMP) must be prepared. | Public Works | Special | |
| **23.** | An arborist report shall be prepared to address the health of the existing street trees and if they can withstand impacts of proposed reconstruction of adjacent curb, gutter, and sidewalk, or potential tree transplant or relocation. Should a tree(s) be removed, the applicant must provide two (2) trees for every one (1) tree removed, location to be determined by the City Engineer. | Public Works | Special | |
| **24.** | Jefferson Boulevard shall be repaved to the raised median along the project's frontage including the intersection of Slauson Avenue and Jefferson Boulevard. The repaving shall be a two-inch grind and overlay. Repaving shall include replacing existing traffic loop detectors. | Public Works | Special | |
| **25.** | 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. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Jefferson Blvd and a recommendation, based on a calculated R-value | Public Works | Special | |

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| | **GENERAL** | | | |
| | and an appropriate Traffic Index, of the asphalt and base section of any new street pavement shall be provided. The report shall also identify any special considerations necessary to satisfy California Building Code requirements. | | | |
| **26.** | Three (3) sets of on-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. This plan shall be approved for on-site construction only. | Public Works | Special | |
| **27.** | A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump. Hydrology study shall consider catch basins along Slauson Ave. Should a catch basin be displaced an alternate location or upsizing of alternate existing catch basins should be considered. | Public Works | Special | |
| **28.** | Three (3) sets of off-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 for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans. | Public Works | Special | |
| **29.** | Applicant shall pay an initial plan check fee in | Public | Special | |

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| | **GENERAL** | | | |
| | the amount of $750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges. | Works | | |
| **30.** | 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. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. 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. The SUSMP shall cover the new building and parking lot. 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. | Public Works | Special | |
| **31.** | Concurrent with the submittal of the on-site | Public | Special | |

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| | **GENERAL** | | | |
| | improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP. | Works | | |
| **32.** | This project proposes to redevelopment property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP. | Public Works | Special | |

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| | **GENERAL** | | | |
| **33.** | The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures". | Trans. | Standard | |
| **34.** | 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 | |
| **35.** | Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted. | Building/ Current Planning | Standard | |
| **36.** | 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 | |
| **37.** | 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 | |
| **38.** | 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 | |
| **39.** | 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 | Standard | |
| **40.** | 30-Day Notice of Excavation to adjacent neighbor is required. | Building | Standard | |
| **41.** | Provide a comprehensive code analysis showing all exiting requirements including, exit travel | Building | Standard | |

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| | **GENERAL** | | | |
| | distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, interior exit access stairs, etc.. | | | |
| **42.** | Secure bicycle parking shall be provided to accommodate a minimum of twenty (20) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows:<br>• Ten (10) long-term parking spaces; and, ten (10) short-term parking positions.<br>• Project shall provide bike share facilities for hotel guests and the public and shall be provided onsite or offsite as approved by Current Planning Division and Public Works Department. | Public Works | Special | |
| **43.** | 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 shall be provided on the project site, using five (5) City approved "Inverted - U" Bicycle Racks or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrances to the hotel. 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 | Public Works | Standard | |

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| | **GENERAL** | | | |
| | installed only on all-weather surfaces. | | | |
| **44.** | 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 | Standard | |
| **45.** | All bicycle parking required 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. | Public Works | Standard | |
| **46.** | Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341 waste diversion goals. | EPO | Standard | |
| **47.** | Prepare and provide a comprehensive Trash/Recycling/Organic Management Plan (Waste Plan) for review and approval that demonstrates adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826, and 341 waste diversion goals. Waste Plan must be reviewed and approved by Environmental Programs and Operation Division prior to any Current Planning Division Entitlement approval. 8. Waste Plan shall include a fully dimensioned Site Plan showing ingress and egress, route, vertical clearances, and accessibility for the City's Collection Trucks, to the proposed Trash | EPO | Standard | |

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| | **GENERAL** | | | |
| | Enclosure/Room(s). If the proposed Trash Enclosure/Room(s) cannot be accessed by City's Collection Trucks, the Project shall provide a dedicated staging area for all trash bin(s) on private property adjacent to the rear alley for trash, recycling and organics waste collection and shall be clearly shown on the Site Plan. The proposed on-site staging area shall be accessible to City's collection trucks and shall have the vertical clearances of 20 feet, loading height, and 14 feet, traveling height, if applicable. 10. Please include the following on the Waste Plan; "Environmental Programs and Operations Notes":<br><br>1) Solid waste, recyclable waste material, and organic waste handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste, recyclable waste material, and organic waste handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.<br><br>2) The City of Culver City shall provide waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010. | | | |
| **48.** | Project shall construct floor drain(s) and connect to the proposed/existing sewer lateral for maintenance purposes for all proposed Trash Enclosure/Room(s). Proposed floor drain(s) and sewer line(s) shall be shown in Trash/Recycling Management Plan. | EPO | Standard | |
| **49.** | Compactors are acceptable provided that they are fully accessible by collection staff and roll-off vehicles and are self-contained 15 yd. containers or larger. The 2, 3, or 4 yd. bin | EPO | Standard | |

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| | **GENERAL** | | | |
| | compactors are no longer allowed. Provide a detail of the type of compactor proposed that is fully dimensioned with elevations to ensure the dedicated area to house compactor is adequate. Compactor specifications shall be approved by the Environmental Programs and Operations Division Manager prior to any Current Planning Division Entitlement approval. | | | |
| **50.** | The Project is subject to provide separate recycling bin for organic waste per Assembly Bill No. 1826 (AB 1826). The required organic waste recycling shall be included in the Waste Plan. | EPO | Standard | |
| **51.** | 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 4 \| P a g e by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW. | Fire | Standard | |
| **52.** | Location of the Fire Department fire sprinkler connection (FDC) shall be located on the address side of the building. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement. | Fire | Standard | |
| **53.** | 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 | |
| **54.** | 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 | Standard | |
| **55.** | 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 | Standard | |

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| | **GENERAL** | | | |
| **56.** | Provide addresses viewable from the public way. | Fire | Standard | |
| **57.** | 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 control room(s) shall be provided per review and approval of the CCFD. Comply with Ch. 5 of 2016 CFC Emergency Responder Radio Coverage. | Fire | Standard | |
| **58.** | Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building. | Fire | Standard | |
| **59.** | A completed CCFD Water Availability Form, signed by the local water agency, is required (CFC 903.2). | Fire | Standard | |
| **60.** | Trash areas within five feet of the building shall be protected by fire sprinklers. | Fire | Standard | |
| **61.** | 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 | Standard | |
| **62.** | Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements. | Fire | Standard | |
| **63.** | Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch. | Fire | Standard | |
| **64.** | Provide fire extinguishers, size, location and | Fire | Standard | |

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| | **GENERAL** | | | |
| | type shall be approved by Fire Marshal. | | | |
| **65.** | 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 | Standard | |
| **66.** | 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 | Standard | |
| **67.** | .All emergency lights and exit lights shall have self- contained battery backup power. | Fire | Standard | |
| **68.** | Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Urban Forest 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 | |
| **69.** | Applicant shall provide streetscape elements along Jefferson Blvd. and Sepulveda Blvd (e.g. bench, bike rack, trash enclosures, tree wells) consistent with the City's approved Streetscape Plan, with the tree species to be consistent with the Urban Forestry Master Plan and approved by the Current Planning Division and Public Works. | Current Planning | Special | |
| **70.** | The Project applicant shall pay the City a total of $30,000 for the five years of lost parking revenue for six lost parking spaces along Slauson Avenue caused by the Project. | Public Works | Special | |

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| | **PRIOR TO BUILDING PERMIT ISSUANCE** | | | |
| **71.** | 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 | |
| **72.** | 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 | |
| **73.** | 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** | | | |
| **74.** | Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted. | Current Planning/ Building | Standard | |
| **75.** | 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 and City Engineer. 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 | |
| **76.** | Contractor shall submit a construction schedule to Public Works/Engineering Division for review and approval. Once the number of calendar days for off-site improvements has started, the developer will be required to pay $1,000 per calendar day for work in the public right-of-way which has exceeded that which is shown in the approved construction schedule. | Building/ Public Works | Standard | |
| **77.** | Holiday Moratorium: Work in the public right-of-way shall be prohibited on these days and locations:<br>a. Those commercial streets identified as Primary and Secondary Arteries in the City's Circulation Element of the General Plan<br>• The week of Thanksgiving<br>• Seven (7) calendar days prior to and including Christmas day<br>• The week between Christmas day and New Year's Day<br>b. Those residential streets identified as Local Streets and Neighborhood Feeders in the City's Circulation Element of the General Plan | Building/ Public Works | Standard | |

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| | • The day before Thanksgiving through the Thanksgiving weekend<br>• Christmas Eve, Christmas day, and the day after Christmas. If Christmas falls on a weekend, then work shall be prohibited on the Friday before Christmas and the Monday after Christmas<br>• New Year's Eve and New Year's Day. If New Year's falls on a weekend, then work shall be prohibited on the Friday before New Year's.<br>Any deviation from the Holiday Slowdown shall be approved in writing by the City Engineer. | | | |
| **78.** | 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 | |
| **79.** | 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 | |
| **80.** | 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 | Current Planning/ Public Works | Standard | |

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| | **PRIOR TO BUILDING PERMIT ISSUANCE** | | | |
| | 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:<br>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.<br>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.<br>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.<br>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.<br>E. The location and travel routes of off-site staging and parking locations.<br>F. Estimated number of trucks per hour for dirt | | | |

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| | **PRIOR TO BUILDING PERMIT ISSUANCE** | | | |
| | hauling, concrete pouring, deliveries, etc. | | | |
| **81.** | 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 | |
| **82.** | 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 populate the Property do not relocate to or impact adjoining properties. | Building/ Current Planning | Standard | |
| **83.** | 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 | |
| **84.** | 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 | Public Works | Special | |

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| | **PRIOR TO BUILDING PERMIT ISSUANCE** | | | |
| | parking for the project to Christopher Evans, Culver City Public Works Department, at christopher.evans@culvercity.org, or designee as applicable. 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. | | | |
| **85.** | 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 | |
| **86.** | 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 | |
| **87.** | Prior to issuance of the project building permit, Applicant shall submit to the Current Planning Division, updated project elevations, section drawings and a site plan clearly indicating the north elevation and curtain wall design for a Conformance Review by the Planning Commission. | Current Planning | Special | |

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| | **DURING CONSTRUCTION** | | | |
| **88.** | 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 | |
| **89.** | The Property shall be maintained daily so that it is free of trash and litter. | Building | Standard | |
| **90.** | During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector. | Building | Standard | |
| **91.** | The Building Division or Enforcement Services Division may impose administrative penalties citations 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 | |
| **92.** | 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 | |
| **93.** | 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 | |

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| | **DURING CONSTRUCTION** | | | |
| **94.** | 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 | |
| **95.** | 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:<br>a. An as-built grading plan prepared by the Civil Engineer<br>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code<br>c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code | Public Works | Standard | |
| **96.** | 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 | |
| **97.** | 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 | Building/ Public Works | Standard | |

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| | **DURING CONSTRUCTION** | | | |
| | any construction staging occurring on adjacent property. | | | |
| **98.** | Compliance with the following noise standards shall be required with at all times:<br>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;<br>B. All construction equipment shall be properly maintained to minimize noise emissions;<br>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;<br>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<br>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. | Building/ Current Planning | Standard | |
| **99.** | In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction | Building/ Current Planning | Standard | |

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| | **DURING 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. | | | |
| **100.** | 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 | |
| **101.** | 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 | |
| **102.** | Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site. | Building/ Public Works | Standard | |

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| **103.** | 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 January 18, 2018 and September 5, 2019 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied. | All | Standard | |
| **104.** | 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 | |
| **105.** | The applicant shall scan the grading plans, all off-site improvement plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering before requesting Final Certificate of Occupancy. | Public Works | Standard | |
| **106.** | Applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre. | Public Works | Standard | |
| **107.** | All signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project. | Public Works | Standard | |
| **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 | All | Standard | |

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| | and approved by the City:<br>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<br>B. One set of as-built plans as described above in a digital format compatible with the City's computer system. | | | |
| **109.** | The City reserves the right to request of ABC additional conditions, such as hours of operation restrictions, restriction of the type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts. | Current Planning | Standard | |
| **110.** | Consumption of alcohol shall meet and at all times be in compliance with the requirements of the ABC and CCMC Section 17.400.015 – Alcoholic Beverage Sales. | Current Planning | Standard | |
| **111.** | The restaurant and bar shall be maintained as bona fide food retail establishments and shall provide menus containing an assortment of drink and food items, and as further defined by CCMC Section 17.700.010 – Definitions. Food service shall be available during all hours of operation of the food service establishments. A copy of the menu for each establishment shall be provided to the Community Development Director or Designee prior to opening. | Current Planning | Special | |
| **112.** | The restaurant's sale of alcoholic beverages shall be incidental to the sale of food. | Current Planning | Special | |
| **113.** | The restaurant's quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The restaurant owner/operator shall at all times maintain records which reflect separately the | Current Planning | Special | |

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| | gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Community Development Director or Designee upon request. | | | |
| **114.** | The outdoor dining area shall be operated consistent with hours of operation for the hotel food service use. The Community Development Director or Designee may reduce the hours of operations for the outdoor dining area or take other corrective measures should it be determined, that the operation in conflict with the surrounding neighborhood. | Current Planning | Special | |
| **115.** | Alcoholic beverage service shall be allowed in restaurant outdoor dining areas only when served incidental to meals. An outdoor dining area plan shall be submitted for approval to the Community Development Director for review and approval in conformance with any requirements established by ABC. Alcohol service or consumption shall not be allowed in any other outdoor seating areas within the subject site | Current Planning | Special | |
| **116.** | This approval does not permit the Applicant or food service operator to offer live entertainment without obtaining prior approval from the Culver City Committee on Permits and Licenses. | Current Planning | Special | |
| **117.** | The food service establishment management shall comply with all requirements of ABC. | Current Planning | Special | |
| **118.** | The outdoor dining area shall at all times be in compliance with the requirements of CCMC Section 9.11.110 – Smoking Prohibited In Outdoor Dining Areas. Smoking within the outdoor dining area and within five (5) feet of the outdoor dining area shall be prohibited; a sign specifying this restriction shall be conspicuously displayed. The number, size, precise language, and location shall comply with CCMC Section 9.11.110, subject to review and approval by the | Current Planning | Special | |

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| | Community Development Director or Designee prior to installation. | | | |
| **119.** | The outdoor dining barrier, furniture, and other approved outdoor amenities including those within the plaza shall be placed only in the locations shown on the site plan to be approved by the Community Development Director or Designee prior to opening and modications to the approved plans must comply with CCMC Section 17.595.035 – Changes to an Approved Project. | Current Planning | Special | |
| **120.** | All furniture for outdoor dining open to the right-of-way shall be portable and shall be removed and stored indoors nightly upon the conclusion of the approved outdoor dining hours. | Current Planning | Special | |
| **121.** | The outdoor dining decorative barrier shall be permanent and remain in place as approved at all times. Should there be a need for repairs or restoration, the repairs shall be done as quickly as possible and temporary fencing shall be installed in the interim. Plans for temporary fencing shall be submitted to, reviewed, and approved to the Current Planning Division. | Current Planning | Special | |
| **122.** | There shall be no advertising on any of the outdoor dining amenities, including the proposed perimeter barrier. | Current Planning | Special | |
| **123.** | The project shall comply with all applicable CCMC Noise Regulations. No speakers or any type of amplified sound shall be allowed/permitted on the exterior of the building or in the outdoor dining area. | Current Planning | Special | |
| **124.** | No exterior door shall open onto the public right-of-way or public plaza. All outdoor dining furniture shall be fully contained within the private property and not encroach into the public right-of-way or public plaza. | Current Planning | Special | |
| **125.** | The applicant is responsible for obtaining approvals and permits from and complying with | Current Planning | Special | |

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| | conditions of approval of Public Works Department for outdoor dining areas on public rights-of-way and notify the Current Planning Division of said changes immediately. | | | |
| **126.** | The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one (1) 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 | |
| **127.** | The property, including any associated outdoor dining area, common area, etc., shall be maintained in a clean and attractive condition and shall be kept free of graffiti, litter, trash, debris, and food waste. | Current Planning | Standard | |
| **128.** | Prior to Certificate of Occupancy, the applicant shall fund a study to identify potential neighborhood traffic intrusion measures within the Sunkist Park neighborhood, following the Nighborhood Traffic Management Program process.<br><br>Within five years of Project occupancy, if the City determines there is an intrusion of Project parking on nearby residential streets, the Project or subsequent property owner shall be responsible to pay for a parking study to be performed by a consultant selected by the City. If the parking study determines that improvements are needed such as the establishment of permit parking, the Project shall pay for such mitigations including the cost of signage and one year of residential parking permits to alleviate the intrusion of Project parking on those streets. | Public Works | Special | |
| **129.** | The property owner and/or tenants/operators | Current | Special | |

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| | may modify the layout and square footage configuration of the dining areas, provided that the changes comply with the applicable standards and requirements of CCMC at the time of the modification, including parking requirements. 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 | | |
| **130.** | 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. | Current Planning | Standard | |
| **131.** | Pursuant to CCMC Section 17.660 – Revocations and Modifications, the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner. | Current Planning | Special | |
| **132.** | By taking any benefit of this land use permit approval, the applicant and property owner hereby 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. | Current Planning | Standard | |
| **133.** | A copy of this decision letter shall be kept on the | Current | Standard | |

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| | premises at all times. | Planning | | |

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| | **ON-GOING** | | | |
| 134. | 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 Current Planning Commission at its meeting on April 28, 2021, excepted as modified by these Conditions of Approval. | Current Planning | Standard | |
| 135. | 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 | |
| 136. | 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 | |
| 137. | All graffiti shall be removed from the Property within 24 hours of its application. | Building/ Current Planning/ Public Works | Standard | |

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| | **ON-GOING** | | | |
| **138.** | The Property Owner shall maintain all street trees and streetscape improvements along the property frontage at their sole cost and expense. | Public Works | Standard | |
| **139.** | Applicant shall comply with all mitigation measures set forth in the Mitigated Negative Declaration relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) and shall be completed as specified therein. | Current Planning | Special | |
| **140.** | Project's Green Wall shall be irrigated and maintained in a healthy state for the life of the project. | Current Planning | Special | |