

RESOLUTION NO. 2021-P011

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, P2021-0039-CUP TO ALLOW 3,150 SQUARE FOOT CANNABIS RETAILER-STOREFRONT BUSINESS AND AISLE STACKED PARKING AT 10000 CULVER BOULEVARD IN THE COMMERCIAL GENERAL (CG) AND COMMERCIAL NEIGHBORHOOD (CN) ZONES.

(Conditional Use Permit, P2021-0039-CUP)

WHEREAS, on February 22, 2021, Sweet Flower (the "Applicant") filed an application for a Conditional Use Permit to allow the conversion of an existing 3,150 square foot ground floor office tenant space into a retail cannabis store with negligible modifications to the existing tenant space within an existing creative office development at 10000 Culver Boulevard, and operate managed parking with use of aisle stacked parking (the "Project"). The Project site is legally described as Lot No. 1, except for the southwesterly 3.92 to 9.33 feet, of Block No. 14, of Tract No. 1775 and with Assessor's Parcel Number 4207-010-001, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed project, approval of the following application and other actions are required:

Conditional Use Permit, P2021-0093-CUP: To ensure the Project complies with all required standards and City ordinances and establish all onsite and offsite conditions of approval to reflect the compatibility, configuration, design, location, and potential impacts of the proposed use, and suitability of the use to the Project site and surrounding area; and,

WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to CEQA Section 15303, Class 3 – New Construction or Conversion of Small Structures; and

WHEREAS, on September 29, 2021, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report,

1 environmental information and all testimony presented, the Planning Commission (i) by a vote
2 of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental
3 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
4 impacts; and (ii) by a vote of _ to _, conditionally approved Conditional Use Permit, P2021-
5 0039-CUP, as set forth herein below;

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

9 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
10 Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.530.020, the following
11 findings for a Conditional Use Permit are hereby made:

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

15 Pursuant to CCMC Sections 11.17.115.A.3 and 17.220.015.B the proposed retail cannabis
16 store is allowed in the Commercial General (CG) and Commercial Neighborhood (CN)
17 zones with approval of a Conditional Use Permit. Additionally, CCMC Section
18 17.320.025.G allows stacked parking in these zones with approval of a Conditional Use
19 Permit. The proposed use, as conditioned, will comply with all applicable provisions of
Chapter 11.17 and Title 17 of the CCMC and other applicable provisions of the Municipal
Code. The project complies with all height, setback, parking, and landscaping
requirements as stated in Title 17 (Zoning) of the CCMC.

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

22 The proposed retail cannabis store will be a small to medium scale use along a major
23 street, consistent with the General Plan Land Use's description of Commercial Corridor.
24 As a recently allowed use per State law and local ordinance, the use will encourage new
25 business activity along the Culver Boulevard corridor, further diversifying the range of
26 economic activity in the City as encouraged in the Land Use Element Commercial section.
27 Project conditions requiring security and managed, valet parking and circulation will ensure
28 a sound coexistence between the proposed use and nearby residential uses south of the
Project site. The aisle stacked parking with valet operations will facilitate business
operations consistent with Land Use Element Objective 5 that encourages new business
activity and economic activity in the City. Both the proposed use and managed valet

1 parking will revitalize a currently vacant office ground floor tenant space in compliance with
2 Objective 6 of the Land Use Element.

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

5 The Project site is located along a low intensity commercial corridor with a mixture of small
6 to medium size businesses and apartments. Structures along this portion of Culver
7 Boulevard on the south side are usually single story commercial and two story residential
8 buildings. The north side of Culver Boulevard is dominated by the multi-story One Culver
9 office building. As a single story, 3,150 square foot retail space, the use is compatible with
10 other single-story commercial uses of similar size in the vicinity. The location of the use is
11 in a vacant office space that has historically been used for retail and commercial operations
12 and there will be no volume or area increase of the tenant space. Therefore, use intensity
13 will be consistent with historic activity at the site.

14 The managed parking with a required valet drop-off and pick up off Lincoln Avenue directly
15 adjacent to the Project site and north of the nearby residential uses will minimize potential
16 parking and traffic impacts to the local community. In addition, the operator of the proposed
17 retail cannabis store will provide transportation demand management (TDM) measures as
18 incentives for both employees and patrons to use alternate modes of transportation such
19 as TAP card subsidies, a shared scooter credit, a rideshare credit, discounts for customers
20 that use an alternate mode of transportation, and bicycle parking for up to 10 bicycles.
21 These measures taken together will diminish impacts to local current and future
22 commercial and residential uses.

23 Operating characteristics will be incorporated into project design with the intent of
24 minimizing potential security impacts and will include 24-hour surveillance cameras on all
25 four exterior sides of the building. There will be several ceiling-mounted 360-degree
26 cameras and contact point, motion detector, and silent alarms in both the retail floor area
27 and in the employee only areas of the tenant space ("back of house"). Back of house will
28 be secured with only employee access and patrons needing to use the restrooms will be
29 escorted by an employee as required in CCMC Chapter 11.17. Keyed employee access
will be from the Lincoln Avenue frontage and there will be no direct access to back of house
from the rear garage.

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

33 The Project site is 3,150 square feet in area, will be located in an existing vacant office
34 space, and will not require expansion of the tenant space or increase in the overall building
35 area. Valet attendant parking, ten bicycle parking spaces along the Project site's Lincoln
36 Avenue frontage, and TDM incentives to encourage alternate modes of transportation such
37 as public transit will orient use activity to the Culver Boulevard commercial corridor and
38 commercial portion of Lincoln Avenue. This is similar to how the Project site currently
39

operates and the manner in which it operated when the ground floor space was active as an office use for the retail cannabis store. Pedestrian access for both patrons and employees will be from existing secured entries to the Project site and vehicular access will be controlled through mandatory and complimentary valet attendants. As described herein, the Project is compatible with adjoining land uses.

As a small to medium scale operation, the use will not generate high traffic volumes and access and internal circulation as noted above with use TDM measures, will ensure ease of vehicle flow diminishing traffic impacts to Lincoln Avenue and Culver Boulevard. Provisions of utilities as determined by staff during the internal review period of this project can adequately be provided to the site without creating visual impacts that are incompatible with the surrounding uses. As a relatively flat lot with a driveway approach and on-site managed parking, there are no physical constraints that would render the site physically unsuitable for the proposed use.

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.

Compliance with City development standards, code requirements, and project conditions of approval will ensure that the proposed operations 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. As a low traffic generating, small to medium scale use, the project is not expected to impact the surrounding area to a degree that would be detrimental to the public interest, health, safety, or general welfare. Security measures noted above and mandatory compliance with local and state retail cannabis laws, will ensure minimal Project impacts.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) approves Conditional Use Permit, P2021-0039-CUP, subject to: the tenant site and floor plans reviewed by the Planning Commission on September 29, 2021; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; and the applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by this reference. The site and floor plans, and Exhibits A and B are collectively referred to as "Project Requirements."

SECTION 3. The Project Requirements are hereby imposed on the retail cannabis store and managed parking associated with the retail cannabis store, for the property located at 10000 Culver Boulevard.

APPROVED and ADOPTED this 29th of September 29, 2021.

DANA SAYLES - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Ruth Martin del Campo, Administrative Clerk

EXHIBIT A
RESOLUTION NO.2021-P011
Conditional Use Permit, P2021-0039-CUP
10000 Culver Boulevard

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|----------------|---|--|----------------------------|-------------------------|
| GENERAL | | | | |
| 1. | Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. 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/ Current Planning | Standard | |
| 2. | At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken 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 | |
| 3. | The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December. | Public Works | Standard | |
| 4. | Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system. | Public Works | Standard | |
| 5. | Unless modified herein by special conditions, trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each | Public Works/ Fire/ Current Planning | Standard Special | |

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| GENERAL | | | | |
| | enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. 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 (EPO) 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. | | | |
| 6. | Unless modified by special waste handling associated with cannabis retail operations, 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. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals. | Public Works | Standard | |
| 7. | The applicant shall submit a waste management plan to EPO for review and approval during the Building Permit review process that at minimum describes waste handling for both 10000 Culver Boulevard and 4017 Lincoln Avenue and special cannabis waste destruction by a licensed cannabis waste handler. | Public Works | Special | |
| 8. | The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section | Trans., Public Works, | Standard Special | |

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| GENERAL | | | | |
| | <p>7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.</p> <p>The applicant has volunteered to implement the following Transportation Demand Management (TDM) measures:</p> <ul style="list-style-type: none"> a) Transportation subsidies for all employees in the form of TAP cards (\$55/month), a shared scooter credit (\$15/month), a rideshare credit (\$30/month), a “Green Transport” bonus of \$50 per month for all employees who utilize bicycles as their primary source of transportation; b) Transportation subsidies for customers in the form of discounts (5% off) for customers that use an alternate mode of transportation; c) Transportation education including the provision of up-to-date transportation information explaining all commuter options to employees and visitors to Sweet Flower and provision of up-to-date transportation information on the project’s website; d) No more than five sidewalk bicycle parking racks for bicycles and scooters shall be provided along Lincoln Avenue with approval of the Public Works Department and as shown on the Project’s preliminary development plans. The racks shall be “inverted U” in design, with each bike rack able to accommodate two bicycles and placed on a concrete pad or on individual concrete foundations for each leg in the parkway. The bike racks shall be installed so that parked vehicles can easily exit/enter the parked cars and can navigate their way around the bike racks. | Current Planning | | |

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| GENERAL | | | | |
| | <p>e) If it is determined that more bike racks will be necessary due to a noticeable excessive use, then the City may require more bike racks.</p> <p>In addition, the, Project shall incorporate at least one of the following Trip Reduction Measures:</p> <p>1. End of trip facilities including Employee Bicycle Lockers that services the required bicycle parking condition included within this document; the applicant shall provide a design that identifies number of employees served by the facility.</p> <p>2. Subsidized Shared-Ride/Uber/Lift Service – The Project shall provide employees with a voucher or similar system for Uber/Lift ridesharing services to facilitate use of rideshare services. The subsidy shall be for two years after Certificate of Occupancy over a two-year period. The Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.</p> | | | |
| 9. | 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 complete building permit application submittal. | All Depts | Standard | |
| 10. | A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety. | Building Safety | Special | |
| 11. | The following measures will be incorporated throughout the Project: | Building Safety | Special | |

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| GENERAL | | | | |
| | <ul style="list-style-type: none"> a. Water saving fixtures in all locations including waterless urinals in public restrooms. b. For any new planting, incorporation of low-water and drought tolerant plants in the landscape plan. c. Energy efficient glazing. d. High efficiency heating and air conditioning systems. e. Reliance on fluorescent, LED, or other type of high efficiency systems for all interior and exterior lighting. f. On-site recycling including recycle, organic, and refuse containers. | | | |
| 12. | Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit. | Public Works | Special | |
| 13. | <ul style="list-style-type: none"> a) The Project shall remove and replace all existing sidewalk along its frontage and all new sidewalks shall be ADA compliant. b) The project shall refresh the crosswalk and stop control marking (STOP legend and centerline tail) on Lincoln Avenue at Culver Boulevard and upgrade the curb ramps to meet current accessibility standards and support walking to/from the site and reconstructed to be ADA compliant. c) Roof drainage shall not be allowed to flow uncontrollably over the public sidewalk. Roof drains shall be placed under sidewalk and through curb to street at both Lincoln Avenue and Culver Boulevard. d) The Applicant shall place a new Jacaranda street tree in the existing tree well on Culver Boulevard near Lincoln Avenue. | Public Works | Special | |

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| GENERAL | | | | |
| | <p>e) The Parkway shall be landscaped with drought tolerant plants according to the City's parkway planting guidelines.</p> <p>f) The project shall submit to the Department, fees in the amount of \$5,000 (\$1,000 for MOU review, and \$4,000 for Traffic Analysis review).</p> <p>g) The trash enclosure area shall be enclosed with a masonry wall that is compatible, in material, color, and texture, with the exterior project building finish. The wall shall be at least 6 feet high, or the height of trash enclosure gate, whichever is higher.</p> | | | |
| 14. | 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 | |
| 15. | <p>The following conditions shall apply to this Cannabis Retailer-Storefront business:</p> <p>a) The cannabis business store hours shall not exceed the maximum allowed under State law and may be further limited by the City Council</p> <p>b) The applicant shall submit for approval a detailed parking management plan for review and approval and shall be in effect during cannabis business operations. The plan shall include valet attendants on-site during the business's hours of operation with on-site aisle stacked parking consistent with the parking plan shown on the preliminary development plans. Also, the plan shall demonstrate front vehicle exiting onto Lincoln Avenue.</p> <p>c) All blocked residential spaces shall be unblocked prior to valet attendants leaving for the day and no self-parking that blocks spaces shall be allowed.</p> <p>d) A curbside valet drop-off and pick-up request shall be submitted to the Public Works Department for review and approval.</p> | Current Planning/ Public Works/ City Manager | Special | |

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| GENERAL | | | | |
| | <p>e) Patrons of the cannabis store arriving in vehicles will be required to leave their vehicles with valet-attendants who will park vehicles on-site.</p> <p>f) Valet service shall be complimentary.</p> <p>g) A Vehicle Miles Travelled (VMT) analysis shall be conducted as part of the required cannabis periodic renewals should there be VMT adjustments in the future that address smaller scale and similar type projects.</p> <p>h) A post operation traffic analysis, six to twelve months after business operations commence, will be conducted. A Memorandum of Understanding shall be submitted to the City for review and approval and timing of the analysis submittal will be determined by the City to ensure it accounts for COVID 19 pandemic effects on traffic operations. The post operations analysis will study:</p> <ul style="list-style-type: none"> • Multi-modal intersection traffic counts (maximum of 5 study intersections determined by staff) for both AM and PM peak periods. • Counts of project generated traffic (turning movement counts at the driveway, passengers drop-off/pick-up, walking and cycling trips, etc.). • Level of service analysis at staff determined study intersections to evaluate impact of Project; • Supplemental traffic and parking analysis, if needed, to address staff or community concerns following occupancy. <p>i) The applicant shall coordinate with the Public Works Department in creating a left turn only exit from the Project's Lincoln Avenue facing parking; strategies may include Left Turn Only signage and/or a median island. It shall be the applicant's responsibility to construct the median island to the satisfaction of the Public Works Department.</p> | | | |

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| GENERAL | | | | |
| | <p>j) Security measures shall incorporate 24-hour surveillance cameras on all four exterior sides of the building; ceiling-mounted 360-degree cameras; and contact point, motion detector, and silent alarms in both the retail floor and back of house. The project shall provide for employee only access and patrons needing to use the restrooms shall be escorted by employees.</p> <p>k) Operations shall incorporate a vestibule area to ensure patron identification is reviewed prior to entering the retail store; where appropriate, locked display cases; employee monitoring of retail floor area during business operations.</p> <p>l) Signage shall be posted on-site that states loitering and consumption of cannabis products on-site or in public areas are prohibited.</p> | | | |
| 16. | <p>The following approval and license related conditions shall apply to this Cannabis Retailer-Storefront business:</p> <p>a. This Conditional Use Permit shall be in effect for the Cannabis Retailer-Storefront for five (5) years commencing from the date of Planning Commission approval.</p> <p>b. After approval of this CUP the Cannabis Retailer-Storefront shall obtain a Commercial Cannabis Business Permit at a public City Council meeting which must be renewed annually.</p> <p>c. After approval by the City Council, the Cannabis Retailer-Storefront shall obtain a Business Tax Certificate with the City's Finance Department which must also be renewed annually.</p> <p>d. These City approvals cannot be transferred to other business entities, individuals, or companies nor can the Cannabis Retailer-Storefront change the business location unless</p> | Current Planning/ City Manager | Special | |

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| GENERAL | | | | |
| | <p>approved by the City pursuant to CCMC Chapter 11.17 and CCMC Title 17.</p> <p>e. Business operations shall not commence until all these approvals are issued and shall cease operations if annual and quinquennial approvals are not secured as appropriate.</p> <p>f. This CUP shall be subject to any final decision in the writ of mandate proceeding filed by the commercial cannabis permit applicant in Superior Court, appealing its placement in the selection process where Sweet Flower placed in the top three.</p> | | | |

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| PRIOR TO DEMOLITION PERMIT ISSUANCE | | | | |
| 17. | A covenant and agreement, on a form provided by the Current Planning Division and 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 | |
| 18. | The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved 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 approved by the City Attorney and signed by the Applicant and Property Owner. | City Attorney | Standard | |
| 19. | A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan | All Depts | Standard | |

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| PRIOR TO DEMOLITION PERMIT ISSUANCE | | | | |
| | <p>check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components if required:</p> <p>a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</p> <p>b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager 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</p> | | | |

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| PRIOR TO DEMOLITION PERMIT ISSUANCE | | | | |
| | <p>Traffic Management Plan shall contain, but not be limited to, the following:</p> <ol style="list-style-type: none">1. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.2. 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.3. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.4. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.5. The location and travel routes of off-site staging and parking locations.6. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. | | | |

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| | <p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. 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.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California 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.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <ul style="list-style-type: none">i Construction Rules Sign that includes contact names and telephone numbers.ii Daily maintenance of construction site.iii Dust control by regular watering.iv Construction worker and contractor offsite parking.v Staging and storage of construction equipment on-site only.vi Compliance with noise standards. | | | |

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| PRIOR TO GRADING / BUILDING PERMIT ISSUANCE | | | | |
| 20. | A minimum of two 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 | |
| 21. | Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). 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 | |
| 22. | <p>a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.</p> | All Depts | Standard | |

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| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
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| DURING CONSTRUCTION | | | | |
| 23. | During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, 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 | |
| 24. | During construction, the Property shall be maintained daily so that it is free of trash and litter and pedestrian access on the sidewalk shall be maintained. | Building | Standard | |
| 25. | During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector. | Building/ Public Works | Standard | |
| 26. | <p>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.</p> <p>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.</p> | Building | Standard | |
| 27. | 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 | Building Current Planning | Standard | |

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| DURING CONSTRUCTION | | | | |
| | approved by the City, and not in the surrounding neighborhood. | Public Works | | |
| 28. | Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan. | Building/ Current Planning/ Public Works | Standard | |
| 29. | <p>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.</p> <p>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.</p> <p>All trucks driving to the jobsite shall obtain haul route permits; a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.</p> | Building/ Public Works | Standard | |
| 30. | 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 | |

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| DURING CONSTRUCTION | | | | |
| 31. | <p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p> | Building/ Current Planning | Standard | |
| 32. | 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. During | Building/ Public Works | Standard | . |

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| DURING CONSTRUCTION | | | | |
| | <p>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.</p> <p>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 and shall be approved by the City Engineer.</p> | | | |

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| PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION | | | | |
| 33. | All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any <u>applicable</u> written comments as provided by City representatives on April 1, 2021, 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 | |
| 34. | <p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as 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 that are certified by the project architect and engineer.</p> | All | Standard | |
| 35. | The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering. | Public Works | Standard | |

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| 36. | All signs and existing painted curb fronting the site shall be replaced and refreshed. | Public Works | Standard | |

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| ON-GOING | | | | |
| 37. | 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 September 29, 2021, excepted as modified by these Conditions of Approval. | Current Planning | Standard | |
| 38. | 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 | |
| 39. | The use and development of the Property and the Cannabis Retailer-Storefront business shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, 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 (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity. | All | Standard | |
| 40. | All graffiti shall be removed from the Property within 48 hours of its application. | All Depts | Standard | |

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| ON-GOING | | | | |
| 41. | The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense. | Public Works | Standard | |
| 42. | City Streetscape improvements shall be maintained by the project owner in perpetuity. | Public Works/ Current Planning | Standard | |
| 43. | The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan. | Current Planning | Standard | |
| 44. | 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 incorporated herein by this reference as though fully set forth in these Conditions of Approval, and shall be completed as specified therein. | Current Planning | Standard | |

GLOSSARY OF ABBREVIATIONS

| | |
|---|------------------------|
| <u>American Public Works Association Standard Plans</u> | <u>APWA Standards.</u> |
| <u>Construction Management Plan</u> | <u>CMP</u> |
| <u>Culver City Municipal Code</u> | <u>CCMC</u> |
| <u>Electrical Vehicle</u> | <u>EV</u> |
| <u>Homeowner's Association</u> | <u>HOA</u> |
| <u>Standard Urban Stormwater Mitigation Plan</u> | <u>SUSMP</u> |
| <u>Stormwater Pollution Prevention Plan</u> | <u>SWPPP</u> |
| <u>Transit Oriented Development</u> | <u>TOD</u> |

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City
During Building Permit Review

| NO. | CODE REQUIREMENTS | Agency | Code Compliance Verification | Check if Applicable |
|------------|--|------------------|-------------------------------------|----------------------------|
| 1. | All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval. | Current Planning | | |
| 2. | The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit. | Current Planning | | |
| 3. | The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards". | Current Planning | | |
| 4. | All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping". | Current Planning | | |
| 5. | All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading". | Current Planning | | |
| 6. | 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 | | |
| 7. | The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project. | All | | |
| 8. | 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 | Public Works | | |

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| | of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards"). | | | |
| 9. | Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted. | Public Works Current Planning | | |
| 10. | The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq. | Building | | |
| 11. | The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time. | Building | | |
| 12. | <p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <p>a. New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq.,</p> <p>b. City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et.seq.,</p> <p>c. City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et.seq.</p> <p>d. City's Mobility Improvement Fees, as set forth in CCMC Section 10.06.500, et.seq.</p> | Current Planning Building Cultural Affairs | | |
| 13. | Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the | Building | | |

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 Project Subject to some or all Code Requirements as determined by the City
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| | 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. | | | |
| 14. | 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: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. 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 | | |
| 15. | All utility lines fronting the site shall be undergrounded by the applicant. | Public Works | | |

GLOSSERY OF ABBREVIATIONS

| | |
|---|------------------------|
| <u>American Public Works Association Standard Plans</u> | <u>APWA Standards.</u> |
| <u>Construction Management Plan</u> | <u>CMP</u> |
| <u>Culver City Municipal Code</u> | <u>CCMC</u> |
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