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RESOLUTION NO. 2021-P009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE MAP AMENDMENT P2021-0025-ZCMA TO DEVELOP PLANNED DEVELOPMENT ZONE NO. 16, COMPREHENSIVE PLAN P2021-0025-CP, DENSITY AND OTHER BONUS INCENTIVES P2021-0025-DOBI, TENTATIVE PARCEL MAP P2021-0025-TPM AND ADMINISTRATIVE USE PERMIT P2021-0025-AUP FOR JEFFERSON PARK LLC, LOCATED AT 11111 JEFFERSON BOULEVARD

(Zoning Code Map Amendment, P2021-0025-ZCMA;  
Comprehensive Plan, P2021-0025-CP;  
Density and Other Bonus Incentives, P2021-0025-DOBI;  
Tentative Parcel Map 083409, P2021-0025-TPM;  
Administrative Use Permit, P2021-0025-AUP)

WHEREAS, on March 5, 2021, Jefferson Park LLC (the "Applicant" and "Owner") filed an application for a Zoning Code Map Amendment, Comprehensive Plan, Density and Other Bonus Incentives, Tentative Parcel Map and Administrative Use Permit to construct a five-story mixed-use development (the "Project"). The Project site is more specifically described by Los Angeles County Assessor Parcel Numbers 4215-001-010, 4215-001-013, 4215-001-016, and 4215-001-020 in the City of Culver City, County of Los Angeles, State of California at 11111 Jefferson Boulevard; and,

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

1. Zoning Code Map Amendment P2021-0025-ZCMA, for the change of the existing designation from Commercial General (CG) and Single Family Residential (R1) to Planned Development (PD-16), to ensure the proper rezoning of the property and maintain consistency with the General Plan designation; and

1           2.     Comprehensive Plan P2021-0025-CP, to establish development standards,  
2 land uses, and a conceptual development plan pursuant to the requirements for Planned  
3 Development Zoning Districts as set forth in Zoning Code Section 17.240.015; and

4           3.     Density and Other Bonus P2021-0025-DOBI, to ensure appropriate  
5 implementation of the requirements of State law for density bonuses and other bonus  
6 incentives, pursuant to California Government Code Section 65915, or as may be amended,  
7 and the goals and policies of the Housing Element of the City's General Plan; and

8           4.     Tentative Parcel Map P2021-0025-TPM (consolidating four separate lots into  
9 one lot) to ensure compliance with the Zoning Code and General Plan, to ensure lot sizes of  
10 a size compatible with the size of existing lots in the immediate neighborhood, to provide  
11 necessary street dedication and improvements, and to prevent interference with the opening  
12 or extension of streets necessary for emergency vehicular access, proper traffic circulation,  
13 drainage, and the future development of adjacent properties; and

14           5.     Administrative Use Permit: P2021-0025-AUP for alcoholic beverage sales for  
15 on-sale and off-sale uses (except bars), and outdoor dining to ensure compatibility,  
16 configuration, design, location, and potential impacts of the proposed use, and suitability of  
17 the use to the site and surrounding area; and

18           WHEREAS, under the requirements imposed by California Government Code Section  
19 65915(f)(2), 11% of the units allowed by the property's base zoning must be set aside for  
20 very low-income households to achieve a 35% density bonus. The proposed project includes  
21 19 very low-income units. Under the requirements imposed by Section 65915(d)(2)(B), a  
22 project that allocates 11% of the base zoning units to be very low income households is  
23 entitled to receive two incentives or concessions to development standards; and

1 WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the  
2 City prepared a Draft Environmental Impact Report (Draft EIR) on the Project which was  
3 made available for a 47-day public review period ending on June 21, 2021. Comments on the  
4 Draft EIR were received with responses provided in the Final Environmental Impact Report  
5 (Final EIR). Project impacts were identified, and mitigation measures provided as contained  
6 in the Mitigation Monitoring Program; and  
7

8 WHEREAS, on August 25, 2021, after conducting a duly noticed public hearing on the  
9 subject applications, including full consideration of the applications, plans, staff report,  
10 environmental information and all testimony presented, the Planning Commission (i) by a  
11 vote of 5 to 0, recommended to the City Council Certification of the Environmental Impact  
12 Report and adoption of the Mitigation Monitoring Program, in accordance with the California  
13 Environmental Quality Act (CEQA), including findings required by CEQA; and (ii) by a vote of  
14 5 to 0, recommended to the City Council approval of a Zoning Code Map Amendment,  
15 P2021-0025-ZCMA; Comprehensive Plan, P2021-0025-CP; Density and Other Bonus  
16 Incentives, P2021-0025-DOBI ; Tentative Parcel Map, P2021-0025-TPM; and Administrative  
17 Use Permit P2021-0025-AUP, as set forth herein below.  
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20 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
21 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:  
22

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

25 **Zoning Code Map Amendment – Planned Development Zone No. 16 (PD-16)**

26 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for all  
27 amendments are hereby made:  
28  
29

1. **The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan, and, in the case of a Zoning Code amendment, will not create any inconsistencies with this Title;**

The proposed project requires a Zoning Code Map Amendment (ZCMA) to change the subject property zoning designation from Commercial General (CG) and Single Family Residential (R1) to Planned Development (PD-16). Properties located within the PD zone require a Comprehensive Plan as part of the entitlement submittal. A Comprehensive Plan establishes development standards, permitted uses and a conceptual development plan for construction. The proposed project requiring the ZCMA provides a standards and design for a new 5-story mixed use development that includes retail, restaurant, office, and residential uses. The proposed ZCMA therefore is in compliance with the following Objectives and Policies of the Land Use Element of the General Plan.

Objective 2. Housing Supply. Encourage the retention and creation of housing throughout the City.

Policy 2.E Develop standards and guidelines for residential unit development in appropriate commercial area.

Policy 2.H Explore the development of residential uses and/or mixed uses in non-residential areas through the drafting of development standards that protect tenants from adjacent uses and reinforce the primary character and use of the areas. Street-facing ground floor development shall be maintained as non-residential with residential units encouraged to be above or behind the non-residential frontage.

Objective 6. Commercial Corridors. Revitalize the physical character and economic well being of the City's commercial corridors.

P6.A Encourage revitalization of commercial corridors in the City through new development and renovation of existing structures with incentives which address development standards and the project approval process.

The proposed ZCMA would allow for revitalization of the triangular property surrounded by Sepulveda Blvd., Jefferson Blvd., and Machado Road. It would allow for the addition of 230 housing units on a lot currently improved with commercial uses and it would provide street-facing ground floor commercial uses along Sepulveda Blvd and Jefferson Blvd.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and**

The proposed ZCMA would provide much needed new housing units and would continue to provide increased commercial floor area on the subject property. An Environmental Impact Report (EIR) has been completed for the proposed project that provides mitigation that will reduce impacts to a less than significant level. The

applicant has also submitted a Construction Management Plan that details how the project management team will implement and perform its site management responsibilities during the course of construction. The ZCMA will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

**3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA). Pursuant to the provision of CEQA Guidelines Section 15082, the City circulated a Notice of Preparation of an Environmental Impact Report and Community Meeting/EIR Scoping Meeting (NOP) to State, regional, and local agencies, and members of the public. Based on comments received through the scoping process, a Draft EIR was prepared and circulated. A Final EIR has been prepared and includes responses to comments (Attachment No. 5). Studies were completed for Air Quality, Cultural Resources, Energy, Paleontological Resources, Greenhouse Gas, Hazards and Hazardous Materials, Noise, Transportation Impact Study and Tribal Cultural Resources. Mitigation measures have been incorporated into the project's design. Mitigation Measures include mitigations for Air Quality, Cultural Resources, Geology and Soils, Noise, Public Services and Transportation. With the inclusion of these mitigation measures impacts on the environment are reduced to a less than significant level. Conditions of Approval require that the Applicant implement the Mitigation Measures as contained in the Mitigation Monitoring Program.

As outlined in CCMC Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

**4. The site(s) is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.**

The site is currently fully improved with commercial uses, a US Post Office, and a surface parking lot for a neighboring private school. The proposed mixed-use development consists of a total of 55,050 square feet of commercial floor area, 11,450 square feet of office floor area, 230 residential dwelling units, a subterranean parking garage, ground level parking, and 2<sup>nd</sup> level parking of 653 parking spaces and 97 bicycle parking spaces, and associated site improvements. The Project Site is 3.43 acres), triangular and generally flat in topography. It is located along between two designated primary arterials (per the Circulation Element), Sepulveda Boulevard and Jefferson Boulevard. The site is primarily surrounded by commercial and institutional uses with residential development to the northwest. The Project will result in the redevelopment of an underutilized site, with uses consistent with the General Plan and proposed Zoning. The General Plan land use designation would allow the proposed commercial and residential uses. Access (pedestrian and vehicular) is provided from pathways and driveways meeting the minimum Zoning Code standards, from the various public right-of ways surrounding the site. Existing utilities will be removed, and new utilities will be provided in a manner and location that will accommodate the

1 anticipated land use development. As the site is relatively large and flat, the site is  
2 absent of constraints for development. The Project is designed to meet the Zoning  
3 Code development standards, with exceptions under allowable provisions, such that it  
4 is compatible with surrounding development. Based on review of the preliminary  
development plans, the subject site is suitable for the requested zoning designation  
and anticipated land use development.

5 The development proposal has been reviewed by City departments including the  
6 Public Works Department, Fire Department, and the Building Safety Department. All  
7 necessary utilities are provided and there are no physical constraints to the proposed  
development.

#### 8 **Comprehensive Plan for 11111 Jefferson Blvd**

9 As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a  
10 Comprehensive Plan are hereby made:

#### 11 **A. The proposed Comprehensive Plan can be substantially completed within 4** 12 **years.**

13 For the proposed development of 11111 Jefferson Blvd, a Comprehensive Plan has  
14 been prepared. As part of the submittal package for the development, the applicant  
15 submitted a Construction Management Plan, Traffic Control Plan and Pedestrian  
16 Protection Plan. The purpose of the Construction Management Plan is to forecast how  
17 the project management team will implement and perform its site management  
18 responsibilities during the course of construction. The Construction Management Plan  
19 includes a construction schedule beginning in April 2022 and with a completion date of  
20 May 2024, an estimated construction time of 565 days. The Project construction  
21 schedule would occur over three phases, demolition, construction, and offsite  
improvements/landscaping. Issues addressed in the Construction Management Plan  
include construction fencing, pedestrian protection requirements, community  
notification, construction hours, and hoisting. Furthermore, the Plan covers  
environmental issues such as noise and vibration management and dust control and  
erosion control.

#### 22 **B. The proposed development is capable of creating an environment of sustained** 23 **desirability and stability, or adequate assurance will be provided such objective** 24 **will be attained.**

25 The proposed project would create much needed housing as well as providing  
26 significant retail, service, and office opportunities. As such it will help maintain the  
City's economic base.

27 The project will include sustainability elements to achieve an environmentally  
28 responsive project. Project features include low impact development, energy  
29

1 efficiency, water conservation, and improved water quality. The following features will  
2 be incorporated into the Project.

- 3 • Storm water collection and discharge in compliance with the City's storm water  
4 ordinance and low-impact development standards.
- 5 • Drought tolerant and water efficient landscaping.
- 6 • 132 EV capable parking spaces, 66 of which will be EV-ready and 66 of which  
7 would have full EV chargers and stations.
- 8 • On-site recycling collection facilities.
- 9 • Solar Photovoltaic Generation.

10 Transportation Demand Management (TDM) design features intended to increase  
11 walking and cycling include the provision of bicycle parking, streetscape, e-assist  
12 bikes, and pedestrian improvements, new street lights and crosswalks, and improved  
13 bus stops. Other measures that will be included in the TDM Plan include a Commute  
14 Marketing Program, off-street parking pricing for the office uses, a designated drop-off  
15 area for ride share, transit subsidies, carshare parking, and a guaranteed ride home  
16 program.

17 Mobility measures will enhance active transportation and multimodal connectivity.  
18 New 8-foot-wide sidewalks would be constructed on all streets surrounding the site. An  
19 existing bus stop would be relocated to the Janisann Avenue and Sepulveda  
20 Boulevard intersection where a new traffic light will be installed which will enhance and  
21 make more efficient vehicular and pedestrian circulation and safety. The Project would  
22 establish bicycle lanes along the abutting segment of Sepulveda Boulevard between  
23 Machado Road and Jefferson Boulevard, as well as pay a pro-rata share towards the  
24 design and construction of bike lanes on Sepulveda Boulevard between Machado  
25 Road and the Ballona Creek Bike Path. This bicycle infrastructure link with Ballona  
26 Creek Bike Path would encourage bicycling trips to and from the Project Site and other  
27 areas of Culver City

28 **C. The proposed uses will not be substantially detrimental to present and potential**  
29 **surrounding uses, but will have a beneficial effect.**

Current uses on the subject site include a federal government service (post office),  
restaurant and automotive repair. CP No. 16 continues to allow commercial retail,  
service, food service and office uses. The proposed project enhances connectivity with  
surrounding commercial uses through the addition of a traffic signal at Janisann  
Avenue and Sepulveda Boulevard, provides a link to the shopping center to east  
across Jefferson through exiting crosswalks at Machado Road and Jefferson  
Boulevard. The proposed design allows for pedestrian connections through the  
development for access between Sepulveda and Jefferson Boulevards. The proposed  
development will add 230 residential units in the location, which the EIR for the Project  
estimates could add 529 residents. The addition of residents to the area would  
increase the potential number of customers for nearby commercial, service, and  
institutional uses. In addition, the Project would include approximately 66,500 sf of

commercial uses, which would generate an estimated increase of approximately 206 employees on the subject property.

The Project provides subterranean parking for the residents and for parking for the neighboring private school. Surface parking and a second level parking deck provide for parking for the office and commercial uses. A total of 653 parking stalls are included in the Project. This includes 342 parking stalls below grade, 80 parking stalls on the ground level, and 230 stalls on the second level. The subterranean level includes 34 spaces for exclusive use by ECF, which is located across Machado Road.

The Project will provide 97 bicycle parking spaces, 26 for short-term use and 71 for long-term use. Short-term bicycle spaces would be installed in various locations on the first level along Sepulveda Boulevard and near the grocery store tenant space. Long-term spaces for the residents are provided in a secure enclosure with bike racks, located in the subterranean parking area of the building. Long-term spaces for retail and office uses are located on the second level near elevators and a shower room.

The Project would provide an approximately 13,800 square foot Machado Park at the corner of Sepulveda Boulevard and Machado Road. This park would be publicly accessible but privately maintained. Other publicly accessible open space includes an approximately 13,000 square foot Paseo Courtyard at the corner of Sepulveda Boulevard and Jefferson Boulevard and between the retail spaces at the southern end of the Project Site would welcome pedestrian, bike, bus, and other foot traffic through and into the Project Site. An additional 2,000 square foot Entry Courtyard at the entrance on Sepulveda Boulevard across from Janisann Avenue would also be provided.

The uses proposed for the Project are similar to those existing in the commercial corridor and will provide desirable products and services for the surrounding residential community. Accordingly, the proposed uses will have a beneficial effect by revitalizing an underutilized site and enhancing the surrounding streetscape. Further, as conditioned, the proposed Project and uses will not have a significant impact on the present and potential surrounding uses, but rather have a beneficial effect on current and future surrounding uses.

**D. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic, and the development will not generate traffic that will overload the adjacent street network.**

The subject property is served by Sepulveda Boulevard and Jefferson Boulevard, two primary arterials that are approximately 100 feet in width and Machado Road which is approximately 80 feet in width. The proposed Comprehensive Plan is in compliance with the California Environmental Quality Act (CEQA) as more fully detailed in the Project's Environmental Impact Report (EIR) and Transportation Impact Analysis (TIA) appendix. The TIA was performed using vehicle miles traveled (VMT). The following summarizes the results of this analysis:



- The Project would involve the demolition of 35,011 square feet of existing post office, restaurant, and auto service space and its replacement with 66,500 square feet of new restaurant, gym, grocery, and retail space and 230 apartments. The three Project driveways would be located on Machado Road and Sepulveda Boulevard.
- The Project features, location, and design would be consistent with the City's plans, programs, ordinances, and policies that support alternative transportation and have been adopted to protect the environment. Therefore, the Project would have a less than significant impact on the City's transportation-related plans, programs, ordinances, and policies.
- The VMT analysis for the Project determined that the Project would not result in a significant impact in daily household VMT/capita. However, the Project would result in a potentially significant impact in daily commercial VMT/employee, without mitigation. The Project's proposed TDM measures would fully mitigate the significant impact. The Project also proposes additional voluntary TDM measures which would reduce Project traffic.
- The Project is not projected to substantially increase hazards, conflicts, or preclude City action to fulfill or implement projects associated with surrounding transportation networks and will contribute to overall walkability through enhancements to the Project site and streetscape. Therefore, the Project is expected to have a less than significant impact.
- The Project is not expected to have a direct or indirect effect that would lead to removal, modification, or degradation of pedestrian and bicycle facilities.
- The Project would establish bike lanes along the abutting segment of Sepulveda Boulevard between Machado Road and Jefferson Boulevard, as well as pay a pro-rata share towards the design and construction of bike lanes on Sepulveda Boulevard between Machado Road and the Ballona Creek Bike Path.
- The Project is proposing to relocate both bus stops along the Project Site frontages, one on northbound Sepulveda Boulevard, the other on southbound Jefferson Boulevard.
- The Project would generate an estimated 142 trips (67 inbound/75 outbound) in the morning peak hour and 274 trips (157 inbound/117 trips outbound) in the evening peak hour.
- The LOS analysis for the Existing plus Project, Opening Year plus Project, and Future plus Project scenarios determined that the proposed Project would result in LOS E/F conditions at several intersections selected for analysis.
- The queueing analysis determined that the proposed Project would result in intersection queues that would exceed storage capacity at several intersections selected for analysis.
- The street segment analysis for the Existing plus Project, Opening Year plus Project, and Future plus Project scenarios (using City of Culver City criteria) determined that the proposed Project would not result in TSCG significant project conditions along street segments selected for analysis.
- The Project would install a S-shaped center island on Machado Road at its intersection with Heritage Place to prevent left-turn movement out of each of Heritage Place and the project driveway, as well as straight through movement

across Machado Road at the same intersection.

- The project would design and construct a half street closure, equipped with ADA compliant curb ramp, on the north side of Ballona Lane at Jefferson Boulevard to prevent southbound right-turn movement from Jefferson onto Ballona Lane.
- Following 80% of project occupancy, City staff shall commence a parking survey and observations in the Heritage Park area. City staff may require the project to pay for the establishment of residential permit parking program including payments of the issued permits for a maximum period of five (5) years.
- The Project would install a traffic signal at the intersection of Sepulveda Boulevard, Janisann Avenue, and the Project Driveway would facilitate access into and out of the Project Site. It would also allow pedestrians to cross Sepulveda Boulevard more easily and safely. If the City chooses to proceed with a new signal at this intersection, additional engineering analysis and design consistent with City policies and other design guidelines would be required.
- The Project would provide adequate amounts of vehicular and bicycle parking in accordance with local and state regulations.
- The Project would generate 17 new transit trips in the AM peak hour and 31 new transit trips in the PM peak hour. The Project is estimated to utilize 3.7% of the total existing transit capacity along bus routes that serve the Project Site.
- The Project would not worsen any hazardous conditions for transit operations.
- The Project would not worsen HIN corridor and intersection safety issues or preclude the City of Culver City from implementing safety projects.

**E. The proposed development is compatible with the surrounding area.**

The proposed Project is adjacent to commercial uses on all sides with the exception of a residential development (Heritage Park) to the northwest of the site across Machado Road. There are residential uses north of Temple Akiba along Sepulveda Boulevard (Studio Village Townhomes), to the rear of the Studio Village Shopping Center (Sunset Park Neighborhood), and to the south (Blanco Park Neighborhood). The Project has been designed with a public accessible open space on the northwest corner of the site which is located adjacent and across Machado Road from Heritage Park. Therefore, the Project is separated from sensitive uses due to the surrounding street and uses and proposed on-grade site open space.

The Project would be 67 feet (70.5 feet including the parapet) in height, with height above the 56-foot height limit generally applicable in the CG zone allowed as a concession for the provision of affordable housing through the State Density Bonus Program in accordance with SB 1818. The Project would occupy the triangular property surrounded by streets which in conjunction with commercial uses would provide a separation from the single-family residences in the Project vicinity. The lower levels of the building would be designed to provide a human-scale with entryways and windows. In addition, the buildings would have vertical and horizontal breaks that would serve to break up the mass of the structures. Building heights would vary with a lower portion in the center serving to provide a more human scale building at the Entry Courtyard. In addition, the provision of three distinct publicly accessible open space

1 areas results in larger building setbacks at these locations, which also serve to break  
2 up the mass of the building and provide focal points and gathering place as well as  
visual interest.

3 Construction activities will create temporary neighborhood impacts. The EIR identified  
4 construction impacts associated with noise and provides mitigation measures that  
5 reduce the impacts to less than significant. Mitigation Measure incorporated are  
summarized below.

6 Prior to the commencement of demolition, the Project shall provide a temporary  
7 15-foot-tall construction fence equipped with noise blankets rated to achieve  
8 sound level reductions of at least 12 dBA along the northern and western  
9 boundaries of the Project Site, between the Project Site and the surrounding  
10 residences to the north (Heritage Park Neighborhood) and west (Studio Village  
11 Town Homes), Temple Akiba, and Circle K Motel. Standard construction  
12 protective fencing with green screen or pedestrian barricades for protective  
walkways shall be installed along property lines facing streets or commercial  
buildings. All temporary barriers, fences, and walls shall have gate access as  
needed for construction activities, deliveries, and site access by construction  
personnel.

13 Contractors shall ensure that all construction equipment, fixed or mobile, are  
14 equipped with properly operating and maintained noise shielding and muffling  
15 devices, consistent with manufacturers' standards. The construction contractor  
16 shall keep documentation onsite demonstrating that the equipment has been  
maintained in accordance with the manufacturers' specifications.

17 To ensure reduced construction related noise impacts to surrounding residential uses,  
18 the Project will utilize quiet air compressors and similar equipment, where available.  
19 Standard construction conditions which limit hours of construction and address  
construction related noise will be enforced.

20 **F. The types and locations of the proposed commercial development can be**  
21 **economically justified.**

22 The proposed development would include 66,500 square feet of commercial uses  
23 including retail, restaurant, fitness, and office space, which would contribute to the  
24 economic diversity within the City. The site is located within an urbanized area at the  
25 intersection of two prominent commercial corridors. The proposed uses are consistent  
26 with the existing and proposed zoning and land use designations and are compatible  
27 with surrounding commercial uses. The commercial uses would also provide goods  
and services for the residents of the multi-family residences within the Project as well  
as the nearby residential neighborhoods. The office and ground floor commercial uses  
could easily adapt to changes in demand into the future.

1 **G. The Comprehensive Plan is in conformance with the General Plan, or a**  
2 **concurrent General Plan Amendment is in process.**

3 The Comprehensive Plan is in conformance with the General Plan. A Comprehensive  
4 Plan establishes development standards, permitted uses and a conceptual  
5 development plan for construction. The proposed project provides standards and  
6 design for a new 5-story mixed use development that includes retail, restaurant, office,  
7 and residential uses. The proposed Comprehensive Plan complies with the following  
8 Objectives and Policies of the Land Use Element of the General Plan.

9 Objective 2. Housing Supply. Encourage the retention and creation of housing  
10 throughout the City.

11 Policy 2.E Develop standards and guidelines for residential unit development in  
12 appropriate commercial area.

13 Policy 2.H Explore the development of residential uses and/or mixed uses in  
14 non-residential areas through the drafting of development standards that protect  
15 tenants from adjacent uses and reinforce the primary character and use of the  
16 areas. Street-facing ground floor development shall be maintained as non-  
17 residential with residential units encouraged to be above or behind the non-  
18 residential frontage.

19 Objective 6. Commercial Corridors. Revitalize the physical character and economic  
20 well being of the City's commercial corridors.

21 P6.A Encourage revitalization of commercial corridors in the City through new  
22 development and renovation of existing structures with incentives which  
23 address development standards and the project approval process.

24 The proposed Comprehensive Plan would allow for revitalization of the triangular  
25 property surrounded by Sepulveda Blvd., Jefferson Blvd., and Machado Road. It would  
26 allow for the addition of 230 housing units on a lot currently improved with commercial  
27 uses and it would provide street-facing ground floor commercial uses along Sepulveda  
28 Blvd and Jefferson Blvd.

29 **H. Any exception from the standards and requirements of this Title is warranted by**  
the design and amenities incorporated in the Comprehensive Plan and is  
desired by the Council.

The proposed Comprehensive Plan land use table proposes to allow alcoholic  
beverage sales, bars (limited number) and outdoor dining as part of the  
Comprehensive Plan approval, rather than requiring separate use permits for these  
uses in the future. This is warranted by the desired vision and goals for the Project to  
emphasize unique culinary uses, to activate the street frontages and outdoor open  
space areas, and to promote a pedestrian oriented environment. The design and  
outdoor amenities proposed as part of the development and Comprehensive Plan will  
create a high-quality Project. The above-noted uses would be allowed in the existing  
Zoning designation with use permits and are simply proposed to be included as part of

the Comprehensive Plan approval, as allowed by the Zoning Code provisions of Section 17.560.005, which states that Comprehensive Plans are to allow for flexibility in the application of Zoning Code standards to proposed development. Further the applicable development standards of the Zoning Code will still be implemented, along with conditions of approval, to ensure there are no detrimental effects and that the City's vision is adequately executed.

**I. Existing and proposed utility services are adequate for the proposed uses.**

Utility and infrastructure studies have been prepared to address the development in CP No.16 and analyzed in the Project EIR. System upgrades to wet utilities: water, wastewater, and drainage; and dry utilities, electricity, natural gas, telecommunications will be provided to meet project needs. Service providers have indicated that with upgrades, utilities can accommodate the increased development on the Project site. Further, review of the Project by the City's Public Works Department has determined that the proposed utility services and existing utilities that will serve the site are adequate for the proposed uses.

**J. The Comprehensive Plan has complied with all applicable City requirements.**

The Comprehensive Plan has been prepared in conformance with the Culver City Municipal Code including the Zoning Code and Building Codes. This includes submittal and review of a proposed site plan, proposed land uses and development standards, preliminary building plans, preliminary landscape and lighting plans, and preliminary civil engineering plans. Review by various City departments of these plans and materials, has determined that the proposed Comprehensive Plan is in compliance with all applicable City requirements.

The Comprehensive Plan establishes development standards, permitted uses and a conceptual development plan for construction. Pursuant to Section 17.560 of the Zoning Code, the Applicant is requesting approval of a Comprehensive Plan for the development of the site. The Comprehensive Plan proposes development standards that allow for the design and the uses of the proposed mixed-use development for the site. The proposal includes a zone map amendment changing the zoning from CG to PD-16. The Zoning Code states that the PD zone can be "applied to sites suitable for combined commercial, residential and/or live/work uses within a physically integrated and contiguous area". In addition, sites must be a minimum of one acre. To develop within the PD zone, a Comprehensive Plan must be approved (CCMC Section 17.560) that includes standards and design for the proposed development.

The proposal also entails a Density and Other Bonus Incentives request for increased density, increased height, and reduced parking requirements. These requested incentives are allowed through this process (CCMC 17.580) and pursuant to State Density Bonus Law and is therefore consistent with Code requirements.

**Density and Other Bonus Incentives**

As outlined in CCMC Title 17, 17.580.020, the following required findings for a Density and Other Bonus Incentives are hereby made:

**A. The project would be compatible with the purpose and intent of the General Plan and the provisions of this Title.**

The Project is compatible and consistent with the General Plan's General Corridor Land Use designation, which emphasizes community-serving retail and is intended to support medium density housing opportunities. The Project is also consistent with the goals of the General Plan, specifically, Objective 2 of the Land Use Element, which calls for the retention and creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. The Project is also consistent with Objectives 5 and 6 of the Land Use Element, which calls for the encouragement of new business opportunities that expand the City's economic base and serve the needs of the City's residential and business community, and for the revitalization of the physical character and economic well-being of the City's commercial corridors. Based on review of the preliminary development plans, the proposed residential development is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan.

Furthermore, the addition of 230 net units, including 19 affordable units and 2 workforce housing units, will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation for Culver City, and will be consistent with Objective 2 of the Housing Element, which encourages opportunities for developing a variety of housing types while protecting the character and stability of existing neighborhoods. The granting of a density increase and other concessions and waivers from CCMC requirements (i.e. density, height, parking requirements) is consistent with Land Use Element Policy 3.A and Housing Element Policy 3A that call for providing incentives for the development of new affordable housing consistent with State Density Bonus Law. The Project is consistent with Housing Element Policy 3.B which calls for support of affordable housing development by private developers. The Project is consistent with General Plan Housing Element Measure 4.A., which calls for the City to work with developers who wish to process DOBI applications. The density increase from 35 to 67.1 dwelling units per acre is consistent with the Zoning Code provisions for Mixed Use and the City Council adopted Community Benefit Incentive Program. The developer is providing a publicly accessible park as a community benefit in return for increased density. Further, the density increase resulting in 19 low-income affordable dwelling unit is consistent with state and local laws and policies as noted above. These density increases are consistent with expected thresholds of development and build-out projections as delineated in the General Plan Land Use Element.

**B. The project 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.**

1 The site provides adequate onsite circulation and parking in compliance with all  
2 Zoning Code requirements, modification allowances, and State Density Bonus Law  
3 requirements, and will not produce any vehicular or pedestrian hazards. No off-site  
4 circulation hazards are presented by the proposed Project since access points are  
5 designed to ensure elimination of conflicts between vehicles entering the surface  
6 parking and vehicles entering the subterranean parking. Adequate walkways assure  
7 pedestrian and ADA access that is separated from the vehicular access points.  
8 Accordingly, the use and enjoyment of neighboring development is not negatively  
9 impacted or interfered with, as the Project conforms with applicable standards and is  
10 appropriately conditioned. Proposed density bonus, height increase, and parking  
11 reductions will not be detrimental to the public interest, health, safety, and general  
12 welfare because such relief from code requirements is allowed under State Density  
13 Bonus Law and results in 19 very low income affordable housing units and 2  
14 workforce housing units, which are needed in the area. The proposed development is  
15 well articulated by material changes, and balconies, while additional ground floor  
16 amenities enhance and activate the pedestrian environment. The site provides  
17 adequate onsite vehicular and pedestrian access, circulation, and parking in  
18 compliance with all zoning code requirements, or exception allowances, and will not  
19 produce any vehicular or pedestrian hazards.

20 The proposed building complies with applicable Zoning Code requirements, including  
21 the standards of the PD-16 Zone and proposed Comprehensive Plan, with the  
22 exceptions provided for by the DOBI provisions. Therefore, the Project will not be  
23 detrimental to the public interest, health, safety, or general welfare, or injurious to  
24 persons, property, or improvements in the vicinity. The conditions of approval and  
25 compliance with all CCMC requirements and other City standards and guidelines will  
26 ensure that the proposed Project will not be a detriment to the public interest, health,  
27 safety, or general welfare, or injurious to persons, property, or improvements in the  
28 vicinity and zoning district in which the property is located. The use of both  
29 Community Benefits and State Density Bonus Law density increases will compliment  
any future proposed mixed-use projects in nearby commercial properties that may  
seek to increase their density in a similar fashion. Further, by increasing housing  
density on the site and providing 19 very low-income housing units and 2 workforce  
housing units, the Project will serve the best interest of the public health, and general  
welfare.

22 **C. The number of dwellings can be accommodated by existing and planned**  
23 **infrastructure capacities.**

24 The site is located in an existing urbanized neighborhood and along two primary  
25 arterials along major corridors. Therefore, public facilities to the site are currently  
26 existing and will be upgraded, augmented, and/or replaced as needed. City review of  
27 the Project did not determine that upgrades to the existing facilities could not be  
28 achieved. Further, the existing and proposed public service facilities necessary to  
29 accommodate the Project such as: the width and pavement of the adjoining streets,  
traffic control devices, sewers, storm drains, sidewalks, street lights, proposed street  
trees, fire protection devices, and public utilities are adequately provided for as  
confirmed by City agencies review of the Project during the interdepartmental review

process. Finally, the Project will result in upgrades to the abutting street (e.g. sidewalk, curb, gutter) as specified by the Public Works Department.

**D. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with Cal. Gov't Code § 65915, or as may be amended, and the purpose and intent of this Title.**

The Project's base density per the Zoning Code after community benefits as allowed under Mixed Use standards is 172 units. Based on State Density Bonus Law, the applicant is requesting a 35% density increase, which would allow 233 dwelling units. The Project proposes a density increase of 61 units for a total of 230 units. The proposal includes 19 very low income units and 2 workforce housing units, though only 14 very low income units are required to achieve the 35% density bonus. The affordable (moderate income and workforce) housing units provided will have a 55-year affordability term requirement, as specified in the conditions of approval. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with Government Code Section 65915.

**E. There are sufficient provisions to guarantee that the designated dwelling units would remain affordable in the future.**

The Project will result in 230 units with 19 of those covenanted for 55 years for very low-income individuals or households. The additional affordable (workforce) housing units provided will also have a covenanted 55-year affordability term requirement, as per the conditions of approval. The covenant requiring affordability for 55 years will be a Project condition and will be administered by the City's Housing Authority to ensure compliance with State affordable housing law including residents of these units meeting very low-income criteria.

**Tentative Parcel Map**

As outlined in CCMC Section 15.06.630, the following required findings for a tentative parcel map are hereby made:

**A. The proposed division will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.**

The proposed tentative parcel map would combine the four existing lots on the site to one lot. The consolidation of lots into a single lot will not be detrimental to the public welfare or injurious to property in the vicinity. The project will entail system upgrades to wet utilities: water, wastewater, and drainage; and dry utilities, electricity, natural gas, telecommunications will be provided to meet project needs. Service providers have indicated that with upgrades, utilities can accommodate the increased development on the Project site. The site will be developed in accordance with the standards of the



Public Works Department, the Municipal Code, the Uniform Building Code, and other applicable requirements.

- B. The proposed division will not be contrary to any official plan adopted by the Council of the City of Culver City or to any policies or standards adopted by the Commission or the Council and on file in the office of the City Clerk at or prior to the time of filing of the application hereunder.**

The proposed lot consolidation of four lots into a single lot is not contrary to any adopted official plan of the City of Culver City. The proposed subdivision is in compliance with the policies and standards of the City. The Public Works Department has also reviewed the tentative parcel map and determined it will not be contrary to any adopted public improvement plans. There is no overlay or Specific Plan designated for this area, and there are no other known adopted plans with which the proposed subdivision may conflict.

- C. Each proposed lot conforms in area and dimension to the provisions of the Zoning Code requirements, as set forth in Title 17 of this Code.**

The proposed tentative parcel map is lot consolidation and would increase the lot size on the subject property. The lot size is in conformance with the requirement of over one acre for the creation of a Comprehensive Plan in the PD-16 zone. The PD-16 Zone allows for commercial and mixed-use development. In addition, review of the tentative parcel map by the Public Works Department has found the map in substantial conformance with the City's requirements.

- D. Each lot in the proposed division will front on a dedicated street or have a vehicular access to a dedicated street approved by the City.**

The tentative parcel map proposed would consolidate four lots into a single lot. The proposed single lot would be bounded by dedicated streets on all sides. The surrounding streets include Sepulveda Boulevard, Jefferson Boulevard and Machado Road.

- E. Each lot in the proposed division is so designed and arranged that drainage to an approved drainage facility is provided for each lot.**

Following review of the tentative parcel map by the Public Works Department, it has been conditioned that the applicant submit an On-Site Improvement Plan including a Detailed Drainage Plan which shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. The conditions of approval will ensure the proposed project will be in conformance with this required finding prior to any final approval of the proposed division.

The On-Site Improvement Plan will be required to be submitted to the City Engineer that includes detailed on-site drainage and grading of the site indicated by

1 topographical lines and spot elevations. Concurrent with the submittal of the on-site  
2 improvement plan for the parcel map and development, a Standard Urban Stormwater  
3 Mitigation Plan (SUSMP) will be submitted for review and approval by the City  
4 Engineer as outlined in CCMC Chapter 5.05. The SUSMP will be developed and  
5 implemented in accordance with the requirements of the Los Angeles County  
6 Municipal Stormwater National Pollution Discharge Elimination System (NPDES)  
7 Permit No. CAS614001. The SUSMP shall provide Best Management Practices  
8 (BMP's) that adequately address the pollutants generated during the post-construction  
9 stage and shall be designed for filtration, infiltration and retention for the first 1.1" of  
10 rainfall.

11 Also concurrent with the submittal of the On-Site Improvement Plan, a Local Storm  
12 Water Pollution Prevention Plan (LSWPPP) will be submitted for review and approval  
13 by the City Engineer. The Erosion Control Plan will be developed and implemented in  
14 accordance with the requirements of the Los Angeles County Stormwater Quality  
15 Management Program, NPDES Permit No. CAS614001.

16 **F. The proposed division will not interfere with the widening, extension, or opening  
17 of any street or Master Plan highway.**

18 The proposed subdivision to consolidate four lots into one lot will not interfere with any  
19 planned modifications to streets in the vicinity of the subject property. Located within  
20 an existing urbanized commercial corridor, the proposed division is provided access by  
21 means of the existing 100-foot-wide public right-of way of Sepulveda Boulevard and  
22 Jefferson Boulevard, and 80-foot-wide public right-of-way of Machado Road.

23 **G. Lot lines are so designed that easements will be located in such positions as to  
24 be suitable for the proposed use.**

25 The proposed tentative parcel map would consolidate four lots into a single lot. No  
26 new lot lines are proposed that could interfere with easements.

27 **Administrative Use Permit**

28 As outlined in CCMC Section 17.530.020, the following required findings for an Administrative  
29 Use Permit (AUP) are hereby made:

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

33 The applicant is requesting an administrative use permit (AUP) to allow for alcohol  
34 beverage sales and for outdoor dining for restaurants. Alcohol beverage sales and  
35 outdoor dining are allowed in commercial zones subject to an Administrative Use  
36 Permit as outlined in CCMC Section 17.320.035. The proposed Comprehensive Plan  
37 and development are requesting the approval of an AUP to allow any alcohol beverage

1 sales in conjunction with food service and retail uses with the exception of bars, which  
2 would be required to apply for an AUP for their use.

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

5 The Project site has a General Plan land use designation of General Corridor  
6 Commercial and the applicant is requesting a zone map amendment from Commercial  
7 General (CG) to Planned Development (PD-16). The proposed on-site consumption of  
8 alcoholic beverages is consistent with the "General Corridor" General Plan land use  
9 designation because it is a small to medium scale commercial use that serves the  
10 community. The applicant is proposing onsite outdoor dining incidental to the operation  
11 of Project restaurant uses. The proposed onsite outdoor dining will meet the Citywide  
12 land use policy by "encourag[ing] restaurants that feature outdoor dining, especially  
13 sidewalk cafes..." (Land Use Policy 6.E). The inclusion of outdoor dining will further  
14 meet the intent of the General Plan by strengthening a local and regional uses within  
15 the surrounding area by providing a diversity of uses for the local and regional  
16 community.

17 To develop within the PD-16 Zone, a Comprehensive Plan must be approved that  
18 includes standards and design for the proposed development. The proposed  
19 Comprehensive Plan contemplates a range of commercial uses such as banks, bars,  
20 retail, grocery, fitness, personal services, and restaurants. The proposed use of  
21 alcohol beverage service and outdoor dining are allowed in all non-residential zones  
22 subject to approval of an AUP and any related conditions of approval. There is no  
23 applicable Specific Plan for this location.

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

27 The proposed use of alcohol beverage sales and outdoor dining are typical accessory  
28 uses to retail and food and retail service uses. It is common for restaurants, food  
29 service and retail uses to offer alcohol as part of their menu and merchandise and it is  
common for restaurants to provide outdoor seating given the mild climate of Southern  
California. The proposed uses are compatible with surrounding land uses and will be  
compatible with the uses anticipated in the proposed mixed-use development.

**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 subject property is 3.43 acres in size the proposed development would be a 5-  
story mixed-use project. The development will include 66,500 square feet of ground  
floor commercial floor area and second level office floor area. The three upper floors  
would include 230 residential units. The site is located between two primary arterials

(Sepulveda and Jefferson Boulevards) and surrounded primarily be commercial and institutional uses with the exception of a residential development to the northwest. The proposed development will include a range of commercial and retail uses on the ground level. The proposed alcohol beverage service and outdoor dining will not create any conflicts with surrounding land uses and will not require the provision of additional utilities.

**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 requested alcohol beverage sales use with incidental service of alcohol and outdoor dining will serve the new residents of the development and the surrounding neighborhood and residents of Culver City in general. Alcohol beverage sales in conjunction with food service are routine activities and outdoor dining is typical to food service uses in the surrounding area. Outdoor dining is incidental to restaurant uses and will help to support area pedestrian activities. The Conditions of Approval will ensure that the operation of alcoholic beverage sales and 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.

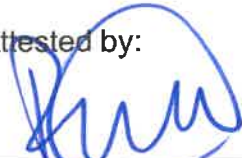
SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Zoning Code Map Amendment P2021-0025-ZCMA to Develop Planned Development Zone No. 16 (PD-16), Comprehensive Plan P2021-0025-CP, Density and Other Bonus Incentives P2021-0025-DOBI, Tentative Parcel Map P2021-0025-TPM and Administrative Use Permit P2021-0025-AUP, subject to the conditions of approval as set forth in Exhibit A and Exhibit B attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 25<sup>th</sup> day of August 2021.



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

Attested by:



Ruth Martin del Campo, Administrative Clerk

EXHIBIT A

RESOLUTION NO. 2021-P009

Case No. P2021-0025-ZCMA 2021-0025-CP, P2021-0025-DOBI, P2021-0025-TPM, P2021-0025-AUP, P2021-0025-EIR

Mixed Use Project - 11111 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
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, 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. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ 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 Department 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	Public	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Works		
5.	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 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. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. 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.	Public Works/ Fire/ Current Planning	Standard	
6.	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	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	comply with Assembly Bills 939, 1826, and 341 waste diversion goals.			
7.	The 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	
8.	<p>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 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 Project shall incorporate one or more of the following Trip Reduction Measures:</p> <p>1. End of trip facilities including Employee Bicycle Lockers that conform to s 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. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both ground floor and office employees; the information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information.</p> <p>3. In addition to the minimum required EV related parking spaces standards consistent</p>	Trans., Public Works, Planning	Standard	



NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	<p>with CCMC Chapter 17.320 - "Off-Street Parking and Loading", marked parking stalls shall be constructed with infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging and EV ready parking spaces; EV ready parking spaces shall be consistent with applicable California Green Building Code standards.</p> <p>Pursuant to the Comprehensive Plan, the project shall provide the following complement of EV ready and EV charging stations:</p> <ul style="list-style-type: none"> <li>132 Total EV Capable parking spaces <ul style="list-style-type: none"> <li>▪ 66 EV Ready</li> <li>▪ 66 Full EV Charging</li> </ul> </li> <li>4. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking at each parking level; infrastructure ready EV spaces may be used.</li> <li>5. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets or an onsite designated loading area for shared-ride vehicles.</li> <li>6. 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.</li> <li>7. Promotion of walking through a "walk to work" program in coordination with the on-</li> </ul>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	<p>site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities.</p> <p>8. Two bicycle sharing spaces with accompanying bicycles to be owned, insured, and maintained by the Project's property management company.</p> <p>9. TAP Cards – Upon receipt of a C of O and when requested by a Project tenant or business, the applicant shall provide a 50% subsidy for the cost of TAP Cards for a period of up to 3 years or alternatively may offer a cash out bonus to individuals who opt to use other modes of commuting options such as car pools, care share, shuttles bicycles or walking. The cash out bonus will count toward 100% of the obligation.</p> <p>The developer will provide evidence of the TAP card or cash out bonus to the Current Planning Division by no later than the first month of each calendar year starting the first year following Certificate of Occupancy</p>			
9.	The Project shall upgrade adjacent bus stop(s), as applicable, to each include new bus shelter, bench, trash receptacle, bus stop sign, real-time information display, signpost, twelve-foot (12) wide concrete bus pad (same length as the bus stop zone), red curb (same length as the bus stop zone) and widen the sidewalk to a minimum of ten (10) feet. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop standards. The final location, layout and bus stop amenities shall comply with Culver CityBus Bus Stop Standard and approved by Transportation Department.	Trans.	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
10.	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	
11.	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	
12.	Multiple Building Permits issued within a three-year period for a single project shall be considered in the aggregate in determining the Art in Public Places Program (APPP) allocation. Permits for shorting are included in calculating the APPP allocation.	Cultural Affairs	Special	
13.	The APPP allocation for a development project that includes residential units covenanted for low- or moderate-income households or for senior citizens may be reduced by the value of the square footage of the covenanted units and associated spaces (such as parking).	Cultural Affairs	Special	
14.	The applicant has identified several possible locations for art. If the art will substantially alter an entire building elevation, architectural feature, or the project site from what is approved by the Planning Commission, a second presentation to the Planning Commission with the art concept(s) as approved by the Cultural Affairs Commission may be required.	Cultural Affairs	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
15.	The applicant shall use an art consultant who has experience working with a public agency's requirements and show that an RFQ/RFP process has been conducted to identify the most suitable artist or artists for their project. The City maintains a list of qualified SoCal based consultants. The 1% APPP allocation can be used to offset art consultant fees.	Cultural Affairs	Special	
16.	The City is committed to showcasing a diverse group of artists in the permanent art collection commissioned through the APPP, including emerging artists and those new to public art. Cultural Affairs can provide the applicant with additional demographic and selection criteria.	Cultural Affairs	Special	
17.	The project shall contribute funds to the City in the amount of \$250,000 as a financial share towards the design and installation of extending the bicycle lanes on both sides of Sepulveda Boulevard from Machado Road to the Ballona Creek Bike Path. These new bicycle lanes will connect the Project, Sunkist Park, Heritage Park, and Studio Village Townhome neighborhoods to the Ballona Creek Bike Path. Improvements expected to include lanes restriping, changes in parking regulations, and signal modification in light of community feedback.	Public Works Mobility	Special	
18.	The project shall pay \$7,000 for preparation of the timing chart of the new signal at Janisann Avenue-project driveway/Sepulveda Boulevard, which will be performed by the City's on-call engineering firm. The three closely spaced signals on Sepulveda Boulevard with Machado Road, Janisann Avenue and Jefferson Boulevard are likely to be coordinated.	Public Works Mobility	Special	
19.	The proposed opening of the center median	Public	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	on Machado Road planned to allow turning of large trucks that will service the loading dock shall be minimized to only allow requirements of the truck turning templates and shall be extended using delineators to prevent U-turns. In addition, the project shall install NO U-Turn signs facing eastbound traffic on Machado Road to prohibit them from making a U-turn at mid-block locations and at the intersection of Machado Road/Jefferson Boulevard. Changes to the center median on Machado Road shall be shown on the project improvement plans for review and approval by the different City departments.	Works Mobility		
20.	The project shall submit a street lighting plan as part of the public improvement plans along the abutting segments of Sepulveda Boulevard, Jefferson Boulevard, and Machado Road for review and approval by the City.	Public Works Mobility	Special	
21.	The project needs to show vehicular turning templates at the internal 90-degree angle driveway leading to the underground parking. The project is required to install mirrors to improve visibility at such sharp corners.	Public Works Mobility	Special	
22.	The project plans must show the short and long-term bicycle parking including location, number of racks/lockers, dimensions and clearances. The proposed bikeshare station also needs to be shown on the improvement plans.	Public Works Mobility	Special	
23.	The project shall replace any traffic control devices if damaged by the project construction. The project is required to install new and reinstated pavement markings using thermoplastic, as well as establish curb markings per details of the signing and striping plans.	Public Works Mobility	Special	
24.	Although not required for CEQA mitigation, the project shall pay \$100,000 in voluntary contributions to the City for use at the City's	Public Works Mobility	Special Voluntary	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	Public Works Department discretion in implementing potential future public improvements to LOS, traffic delays and/or queuing.			
25.	Work within the public right-of-way requires the issuance of an encroachment permit by the PW Department, accompanied by a traffic control plan consistent with the CA MUTCD for review and approval by the M&TE Division of the PW Department in advance of the work.	Public Works Mobility	Special	
26.	<p>The project shall submit, within 30 days of City Council approval of the project, a more detailed Transportation Demand Management (TDM) program and associated monitoring for review and approval by the Public Works, Transportation, and Community Development Departments. The TDM program shall follow the submitted project plan and includes the following:</p> <ul style="list-style-type: none"> <li>• Commute marketing program, a strategy that involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices. This strategy includes educational and promotional materials, and a TDM Coordinator from building management to oversee the TDM program, such as field questions, manage regular updates of transportation materials for the Project Site, and coordinate carpool and ridesharing options.</li> <li>• Off-Street parking pricing, a strategy implements parking pricing for spaces within the Project Site for office employees. This would mean that employees of the office land use</li> </ul>	Public Works Mobility	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	<p>would need to pay for a parking spot within the Project Site garage, separate from the cost of the lease for the office space.</p> <ul style="list-style-type: none"> <li>Multiple mobility features, including short- and long-term (26 and 71, respectively) bicycle parking, a bike and scooter share station at the corner of Machado/Sepulveda, a designated drop-off area for ride share, a designated area for food (grocery and restaurant) loading, streetscape and pedestrian improvements, new street lights and sidewalk improvements, a new signal and various crosswalk improvements, improved bus stops, a project sponsored fleet of E-assist bicycles to help in serving project residents and employees, and accessible walkways connecting the uses within the site and with the public pedestrian network.</li> <li>Carshare parking, a strategy that involves saving two parking spaces for carshare vehicles within either the commercial or residential parking areas.</li> <li>Transit subsidies, a strategy that includes providing transit subsidies for both employees and residents of the project to encourage further CityBus and the metro bus services ridership.</li> <li>Guaranteed ride home program, a project sponsored guaranteed ride home for project employees who came to work without their own car in the event of an unexpected situation or emergency when walking, biking, carpooling, or taking transit home would not be feasible</li> </ul>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
27.	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	
28.	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	
29.	A comprehensive Construction Management Plan (CMP) shall be submitted to Building &	All Depts	Standard	



NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
	<p>Safety as part of the Building Permit plan 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:</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</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
	<p>prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. 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.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
	<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> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii Daily maintenance of construction site.</p> <p>iv Dust control by regular watering.</p> <p>v Construction worker and contractor offsite parking.</p> <p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p> <p>f. <u>Foundation shoring and/or foundation</u></p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
	<u>piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
30.	Two sets of final Project landscaping and streetscape plans including benches, trash receptacles, bike racks and in-ground planters shall be provided along major street frontage sidewalks, consistent with the Washington National TOD District Streetscape Plan details. 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. Public Works	Standard	
31.	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 ( <a href="mailto:building.safety@culvercity.org">building.safety@culvercity.org</a> ). 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	
32.	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. 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.	All Depts	Standard	
33.	30-Day Notice of Excavation to adjacent	Building	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	neighbor is required.			
<b>34.</b>	The overall construction permit application drawings shall indicate any construction staging areas proposed. The Culver City P.W. Dept./ Eng. Division will require a separate permit for the temporary use of any City right of way.	Building	Special	
<b>35.</b>	A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities. Whoever will be the on-site field superintendent MUST attend the construction kick-off meeting.	Building	Special	
<b>36.</b>	Provide Accessibility Plan that has been reviewed by a CASp with a letter stating that the design is in compliance with the requirements of Chapter 11B and 11B of the California Building Code.	Building	Special	
<b>37.</b>	Provide a comprehensive code analysis showing all exiting requirements including construction type, allowable area, allowable height, allowable stories, exit travel distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, exterior exit stairway, occupancy separation, fire rating, exit passageway, etc.	Building	Special	
<b>38.</b>	Two (2) 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	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	on-site construction only.			
<b>39.</b>	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.	Public Works	Special	
<b>40.</b>	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement/Grading 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 width of Machado Road. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Machado Road (between Sepulveda Blvd to Jefferson Blvd) and a recommendation, based on a calculated R-value 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.	Public Works	Special	
<b>41.</b>	Two (2) sets of off-site improvement plans, including required streetscape improvements shall be prepared by a civil engineer registered in the State of California and shall be submitted to the Engineering Division and Current Planning Division for review, approval and permitting for all proposed improvements within the public right-of way. Separate plans shall be submitted for street improvements, streetlights, traffic signal, signage and striping, and sewer	Public Works Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.			
42.	Applicant shall pay an initial plan check fee in 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.	Public Works	Special	
43.	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	Public Works	Special	



NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	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.			
44.	Concurrent with the submittal of the on-site 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.	Public Works	Special	
45.	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	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	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.			
<b>46.</b>	Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.	Public Works	Special	
<b>47.</b>	Prior to the commencement of any excavation, the applicant shall install a temporary construction fence around the site. The height and fence material is subject to approval by the City Engineer.	Public Works	Special	
<b>48.</b>	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
<b>49.</b>	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	
<b>50.</b>	Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager 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.	Public Works	Special	
<b>51.</b>	A Construction Traffic Management Plan	Public	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	<p>shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City's Public Works Department for review and be approved by the City Engineer prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed by the City's Fire and Police Departments. The Construction Traffic Management Plan shall contain but not be limited to the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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 Project Site, and maps showing access to and within the Project Site and to adjacent properties.</li> <li>c. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</li> <li>d. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</li> <li>e. The location and travel routes of off-site staging and parking locations.</li> </ul>	Works		
52.	A Construction Replacement Parking Plan shall be prepared and submitted to the	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	Culver City Planning Division for review and approval prior to the issuance of any Project demolition, grading or excavation permit. The Construction Replacement Parking Plan shall identify the off-site parking facilities and their parking space allocations that will be used for replacement parking during Project construction as well as the procedures that will be followed for safe pedestrian and vehicular movement between the off-site location(s) and the Project Site. The Construction Replacement Parking Plan shall also include parking lease agreements for the facilities not under the control of Project ownership and a shuttle service plan for transporting persons parking more than one-fourth mile from the site.			
53.	The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.	Public Works	Special	
54.	The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on August 25, 2021.	Public Works	Special	
55.	Approval of the tentative map shall be for a period of three years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Comprehensive Plan expires.	Public Works	Special	
56.	All public improvements, as required by the approved by the Comprehensive Plan and Tentative Parcel Map, shall be completed and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
	complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.			
<b>57.</b>	The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.	Public Works	Special	
<b>58.</b>	If the applicant chooses to fulfill the APPP requirement in full or in part with an in-lieu payment to the Cultural Trust Fund, that payment shall be made prior to issuance of the applicable Building Permit(s).	Cultural Affairs	Special	
<b>59.</b>	The project shall submit signing and striping plans consistent with the CA MUTCD for adjacent segments of Jefferson Boulevard, Sepulveda Boulevard and Machado Road. The signing and striping plan to be prepared for Sepulveda Boulevard shall show bicycle lanes on both sides of the street from Machado Road to Jefferson Boulevard. The project shall install all signing and striping plans set forth in this condition.	Public Works Mobility	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
60.	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	
61.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
62.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
63.	<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	
64.	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on	Building Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Public Works		
65.	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	
66.	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	
67.	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	
68.	Compliance with the following noise standards shall be required with at all times:  A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	<p>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>			
69.	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 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/ Public Works	Standard	.



NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	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.			
<b>70.</b>	Provide for construction worker and construction vehicle parking, all materials storage and staging areas. Construction workers, construction vehicles, delivery trucks shall not park on any neighboring property, nor shall they park in front or behind of any neighboring property without C.C. P.W. Dept./ Eng. Division approval.	Building	Special	
<b>71.</b>	Provide flag persons during any activity which might impact citizen's vehicles or pedestrians. The project is responsible for all trash generated during construction. Any graffiti shall be immediately painted over.	Building	Special	
<b>72.</b>	Provide a screened fence all sides of the property during construction. During construction any violations of the project conditions of approval may result in administrative assessments and/ or general stop work orders. Any type of damage to any adjacent property or any part of the City right of way will result in a general stop work order. 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	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
<b>73.</b>	Construction hours shall be per the CCMC and/ or any more restrictive project specific requirements, and/ or any C.C. Planning Division approved TUP. All concrete pours/ worker staging/ any on-site or off-site activity shall start and end within the allowed construction hours. No on-site or off-site staging activity or any activity of any kind is allowed outside of the allowed construction hours. Every effort shall be made to minimize noise on site, no music is allowed on site. Place a temporary construction sign during construction with the superintendents name and phone number, the contractors name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site; long pants, a shirt w/ sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary. Submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction have a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff.	Building	Special	
<b>74.</b>	All trucks driving to the jobsite shall obtain C.C. 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.	Building	Special	
<b>75.</b>	Building Safety Division reserves the right to adjust allowed construction staging areas during the course of the project, or to apply administrative assessments, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.	Building	Special	
<b>76.</b>	Upon completion of rough grading and prior	Public	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Works		
<b>77.</b>	Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic periods.	Public Works	Special	
<b>78.</b>	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Public Works	Special	
<b>79.</b>	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 Project Site.	Public Works	Special	
<b>80.</b>	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent businesses. Off-site staging locations shall be approved by the City Engineer and 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 site.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
<b>81.</b>	Construction-related vehicles shall not be permitted to park on public streets.	Public Works	Special	
<b>82.</b>	During construction, pedestrian access along the project's frontage shall be maintained at all times.	Public Works	Special	
<b>83.</b>	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Special	
<b>84.</b>	The project shall reconstruct all sidewalk and curb ramps to be ADA compliant along the property perimeter.	Public Works	Special	
<b>85.</b>	The project shall construct a 2-inch grind and overlay for the full width of Machado Road from Sepulveda Blvd to Jefferson Blvd. Asphalt pavement shall be rubberized.	Public Works	Special	
<b>86.</b>	The project shall construct a concrete bus pad at the bus shelter on Jefferson Boulevard.	Public Works	Special	
<b>87.</b>	If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation.	Public Works	Special	
<b>88.</b>	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works	Special	
<b>89.</b>	All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.	Public Works	Special	
<b>90.</b>	Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's easterly and westerly boundary with the centerline of Centinela	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	Avenue. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
<b>91.</b>	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 <b>April 8, 2021</b> 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	
<b>92.</b>	<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	
<b>93.</b>	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
94.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
95.	Prior to the issuance of any Certificate of Occupancy, all traffic related conditions must be installed and accepted by the appropriate City/County agencies.	Public Works	Special	
96.	Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.	Public Works	Special	
97.	The project shall design and construct the new traffic signal, equipped with GRIDSMA RT camera and battery backup, proposed at the intersection of Janisann Avenue-project driveway/Sepulveda Boulevard. The signal's design plan shall be prepared and submitted by the project for review and approval by the City's PW Department.	Public Works Mobility	Special	
98.	The project shall add GRIDSMA RT cameras and battery backup at the signalized intersections of Sepulveda Boulevard/Machado Road, Jefferson Boulevard/Machado Road, and Jefferson Boulevard/Sepulveda Boulevard.	Public Works Mobility	Special	
99.	The project shall construct ADA compliant curb ramps on both sides of each of the project driveways to allow for accessible pedestrian movements. The project shall also upgrade/construct curb ramps to meet current standards at the southwest corner of the intersection of Jefferson/Machado, southeast corner of Sepulveda/Machado, northerly corner of Jefferson/Sepulveda, and on the west side of Sepulveda Boulevard at the newly signalized intersection of Janisann Avenue to	Public Works Mobility	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
	accommodate pedestrians' connectivity to/from the project site.			
<b>100.</b>	The project shall design and construct a half street closure, equipped with ADA compliant curb ramp, on the north side of Ballona Lane at Jefferson Boulevard. This is to prevent southbound right-turn movement from Jefferson Boulevard onto Ballona Lane. This half street closure will be shown on the project's improvement plans to allow for review and approval by the different City departments.	Public Works Mobility	Special	
<b>101.</b>	The project shall design and construct S-shaped center island on Machado Road at its intersection with Heritage Place-project driveway to prevent the left-turn out of each of Heritage Place and the project driveway, as well as the straight through movement across Machado Road at the same intersection. This new island will be extended using delineators to also prevent U-turns on Machado Road. Changes to the center median on Machado Road shall be shown on the project improvement plans for review and approval by the different City departments.	Public Works Mobility	Special	



NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
<b>102.</b>	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 <b>August 25, 2021</b> , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
<b>103.</b>	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	
<b>104.</b>	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, 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	
<b>105.</b>	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
<b>106.</b>	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
<b>107.</b>	City streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
<b>108.</b>	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 and details.	Current Planning	Standard	
<b>109.</b>	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	
<b>110.</b>	Trash pick-up shall be entirely on site. Do not use the public right-of-way for staging of trashbins.	Public Works	Special	
<b>111.</b>	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.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
<b>112.</b>	Large trucks accessing the loading dock shall be restricted to travel to the project site via southbound Sepulveda Boulevard and making left-turns onto eastbound Machado Road.	Public Works Mobility	Special	
<b>113.</b>	The City will commence a parking survey at 80% of project occupancy in the Heritage Park area bounded by Jefferson Boulevard, Machado Road and Ballona Lane. City staff may require the project to pay for the establishment of a residential permit parking program including payments of the issued permits (following to the City's limits and requirements) for a maximum period of five years.	Public Works Mobility	Special	
<b>114.</b>	Based on future traffic review and community feedback, the City reserves the right within five years of project occupancy to require the project to design and construct traffic calming measures on neighboring residential streets to the west of Sepulveda Boulevard if shown that the new traffic signal generates cut-through traffic within the area based on the City's Neighborhood Traffic Management Program (NTMP) Procedures Manual and provisions and thresholds established in the City's Transportation Study Criteria and Guidelines for potential development effects on Neighborhood/Residential Streets.	Public Works Mobility	Special	
<b>115.</b>	The project shall seek City's review and approval at least one month in advance of holding events of 100 or more visitors. The City's PW Department reserves the right to require the project to conduct traffic analysis including LOS and/or VMT analysis depending on the types and sizes of such events. The number of studies will be limited to one per year for certain size thresholds to facilitate the initiation of such events without delays.	Public Works Mobility	Special	
<b>116.</b>	A Public Open Space Covenant and	Current	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
	<p>Agreement shall be executed by the Applicant/Property Owner and recorded in the County Recorder's Office, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney and Community Development Director, requiring the Project Community Benefit public open space to be maintained in a clean and sanitary condition and open and available to the public during normal public park operation hours as determined by the City for the life of the Project. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.</p> <p>For the public open space area, the Director, or his or her designee, shall conduct follow-up inspections annually for five years to ensure that the public open space area is maintained and operated in a manner consistent with the approved Comprehensive Plan.</p>	Planning		

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ADMINISTRATIVE USE PERMIT</b>				
117.	These Conditions of Approval are being imposed on the sales and service of alcohol and outdoor dining area incidental to the approved restaurant or retail uses for the property currently under consideration at 11111 Jefferson Boulevard. Any occupant/operator of a tenant space in the Project shall be subject to these Conditions of Approval. The applicant shall be responsible for ensuring that such uses receive a copy of these conditions of approval, and each tenant shall be responsible for compliance with the same.	Current Planning	Special	
118.	<p>The business operators shall each be required to submit to the Community Development Director or Designee the following prior to opening of the business:</p> <ul style="list-style-type: none"> <li>a. Floor plan identifying indoor and outdoor dining areas including dimensions, square footage, and furniture plan if a food service use and a floor plan indicating location of alcohol sales in a grocery store;</li> <li>b. Copy of the menu for food service;</li> <li>c. Business operation narrative including hours of operation;</li> <li>d. California State Department of Alcoholic Beverage Control (ABC) application simultaneously with the submittal of said application to ABC or prior to the issuance of the ABC license if it has already been submitted;</li> <li>e. Zoning Affidavit, as may be required by ABC;</li> <li>f. Copy of the ABC license upon issuance of said license;</li> <li>g. Copy of each license suspension or citation issued by ABC upon such issuance.</li> </ul>	Current Planning	Special	

1	<b>119.</b>	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	Special	
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5	<b>120.</b>	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	Special	
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9	<b>121.</b>	Any business utilizing this AUP shall be maintained as bona fide restaurant/food retail establishment or as a grocery store. Restaurants and food retail establishments 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	
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17	<b>122.</b>	The sale of alcoholic beverages shall be incidental to the sale of food or merchandise.	Current Planning	Special	
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20	<b>123.</b>	The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food or merchandise during the same period. The owner/operator shall at all times maintain records which reflect separately the gross sales of food or merchandise 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.	Current Planning	Special	
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28	<b>124.</b>	The use of the outdoor dining area shall be limited to and shall at no time operate	Current Planning	Special	
29					

	outside the hours of operation for the food service use. The Community Development Director or Designee may reduce the hours of operation of the outdoor dining area or take other corrective measures at any time should it be determined, at the Community Development Director or Designee's discretion, that the operation of the outdoor dining is in conflict with the surrounding neighborhood.			
<b>125.</b>	Alcoholic beverages shall be allowed to be served in the respective outdoor dining areas only incidental to meals. Final outdoor dining areas shall be approved by the Community Development Director or Designee and applications to ABC shall clearly show outdoor dining areas with measurements and area calculations in accordance with such approval. Alcohol service or consumption shall not be allowed in any other outdoor seating areas within the subject property.	Current Planning	Special	
<b>126.</b>	This approval does not permit a food service establishment operator to offer live entertainment without obtaining prior approval from the Culver City Committee on Permits and Licenses.	Current Planning	Special	
<b>127.</b>	The food service establishment management shall be responsible for governing the number of alcoholic beverages provided to patrons in accordance with applicable State statutes.	Current Planning	Special	
<b>128.</b>	The outdoor dining areas shall only be used and made available to patrons of the food service establishments specified above who purchase food and beverages from the subject businesses. The outdoor dining area shall not be used or made available to patrons of any other business.	Current Planning	Special	
<b>129.</b>	The outdoor dining area shall at all times be in compliance with the requirements of	Current Planning	Special	

	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 Community Development Director or Designee prior to installation.			
<b>130.</b>	The outdoor dining barrier, furniture, and other approved amenities including those within the elevated 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. Any modifications shall be submitted to, reviewed, and approved by the Community Development Director or Designee, pursuant to CCMC Section 17.595.035 - Changes to an Approved Project.	Current Planning	Special	
<b>131.</b>	The outdoor dining area shall include tables, seating, landscape and permanent decorative barrier. Final table and seating layout shall be as approved by the Community Development Director or Designee.	Current Planning	Special	
<b>132.</b>	All furniture shall be portable and shall be removed and stored indoors nightly upon the conclusion of the approved outdoor dining hours.	Current Planning	Special	
<b>133.</b>	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 by	Current Planning	Special	



	the Community Development Director or Designee.			
<b>134.</b>	There shall be no advertising on any of the outdoor dining amenities, including the proposed perimeter barrier.	Current Planning	Special	
<b>135.</b>	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	
<b>136.</b>	Pursuant to the Comprehensive Plan, all large truck loading will be managed to take ingress from Machado Road, pulling into a dedicated loading area entirely within the garage and then backing up into the grocery store loading dock. Truck back-up warning beeper noise is to be contained within the garage with garage noise attenuating features including full height walls abutting the driveway entries and sound attenuation panels installed along garage ceilings and walls adjacent to the loading dock subject to City approval.	Current Planning	Special	
<b>137.</b>	No cooking shall be allowed or permitted in the outdoor dining area.	Current Planning	Special	
<b>138.</b>	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	
<b>139.</b>	The applicant is responsible for obtaining approvals and permits from and complying with conditions of approval of Public Works Department for outdoor dining areas on public rights-of-way. Should any changes be necessary in order to comply with requirements of Public Works Department, the applicant shall notify the Current Planning Division immediately, prior to making the changes.	Current Planning	Special	

1	140.	Exterior lighting, including any temporary and/or portable lighting in the outdoor dining area, shall be shielded or recessed so that glare and reflections are confined within the boundaries of the site, and shall be directed downward and away from adjoining properties. Final design and locations of such lighting shall be reviewed and approved by Community Development Direction or Designee as a part of furniture plan review.	Current Planning	Special	
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8	141.	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 & Safety 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.	Current Planning	Special	
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21	142.	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	Special	
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25	143.	The approved businesses and outdoor dining area shall operate and be maintained with regard for the character of the surrounding neighborhood, and the right is reserved to the Community Development Director or Designee to impose additional corrective conditions, if, at the Community	Current Planning	Special	
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	Development Director or Designee's discretion, such conditions are deemed necessary for the protection of persons in the neighborhood or occupants of adjacent properties.			
<b>144.</b>	The applicant shall submit final plans to Community Development Director or Designee to reflect conformance with the findings and conditions of approval made herein. The use and development of the Property shall be in substantial conformance with the final plans.	Current Planning	Special	
<b>145.</b>	The property owner and/or tenants/operators 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.	Current Planning	Special	
<b>146.</b>	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	Special	
<b>147.</b>	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	Current Planning	Special	

	shall be given to the property owner.			
<b>148.</b>	In the event of a change in tenancy of a bona fide restaurant/food retail establishment or a grocery store, the operator of the new business use shall submit a written notice of the change and the proposed floor plan for both indoor and outdoor dining areas to the Current Planning Division prior to issuance of any building permit, approval of any business tax certificate and/or occupancy. The Community Development Director or Designee shall review said written notice and floor plan and may require that a modification to this Administrative Use Permit be submitted and, upon review of the modification, may modify, add, or delete conditions contained herein in order to ensure that the findings contained herein can still be met.	Current Planning	Special	
<b>149.</b>	Follow-up review of the operation of the restaurants/food service uses with food at all times or grocery store, which may include a site visit, as determined by the Community Development Director or Designee shall be conducted after six months and after one year of full operation. If it is determined that the restaurant or food retail use is not operating to the satisfaction of the conditions of approval and other provisions in the CCMC as determined by the Community Development Director or Designee, additional conditions may be imposed.	Current Planning	Special	
<b>150.</b>	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	Current Planning	Special	

	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.			
<b>151.</b>	A copy of these conditions of approval shall be kept on the premises at all times.	Current Planning	Special	

## GLOSSARY OF SELECT ABBREVIATIONS

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

**EXHIBIT B**  
**STANDARD CODE REQUIREMENTS**  
Project Subject to some or all Code Requirements as determined by the City

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.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval and shall be subject to a Master Sign Program approval	Current Planning		
8.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building		
10.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
14.	The Project shall comply with 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		
15.	The Project shall comply with CCMC Chapter	Current		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	<p>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>	Planning Building Cultural Affairs		
16.	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		
17.	<p>The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:</p> <p>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</p> <p>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</p> <p>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to</p>	City Attorney		



NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	<p>nonsmoking:</p> <ul style="list-style-type: none"> <li>i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit;</li> <li>ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City;</li> <li>iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and</li> <li>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</li> </ul> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>			
18.	<p>Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer:</p> <ul style="list-style-type: none"> <li>a. An as-built grading plan prepared by the Civil Engineer.</li> <li>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.</li> <li>c. A final compaction report and certification</li> </ul>	Public Works		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.			
19.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
20.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
21.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		