

ATTACHMENT NO. 1

RESOLUTION NO. 2021-P013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW MODIFICATION P2021-0112-SPR/M TO ALLOW THE RELOCATION OF AN EXISTING EMERGENCY ROOM AT SOUTHERN CALIFORNIA HOSPITAL AT 3828 DELMAS TERRACE IN THE COMMERCIAL GENERAL (CG) ZONE.

(Site Plan Review/Modification P2021-0112-SPR/M)

WHEREAS, on May 5, 2021, Farrell Johnson Southern California Hospital (the "Applicant"), filed an application for a Site Plan Review Modification relating to Southern California Hospital ("Hospital") campus at 3828 Delmas Terrace and, specifically, relocation of the existing emergency room located within the Hospital campus at 3828 Hughes Avenue (the "Project"). The Project site is legally described as Lots 8, 9, 10, 14, 15, 16, and 17 of Block 12 of Tract No. 2444 in the City of Culver City, County of Los Angeles, State of California; and,

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

Site Plan Review Modification P2021-0112-SPR/M: To ensure the Project is in compliance with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City, and

WHEREAS, the Project qualifies for a categorical exemption, pursuant to CEQA Section 15302, Class 2 – Replacement and Reconstruction of Existing Structures; and

WHEREAS, on November 10, 2021, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of ___ to ___, adopted a Categorical Exemption, in accordance with the California Environmental

Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of ___ to ___, conditionally approved Site Plan Review Modification P2021-0112-SPR/M, as set forth herein below;

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.540.020 the following findings for a Site Plan Review Modification are hereby made:-

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

The general layout of the Project is consistent with the development standards and intent of the Commercial General (CG) zoning district. The Project proposes to relocate an existing emergency room to a seismically compliant one-story structure on the same site. A Circulation and Queueing Analysis determined there will be adequate, on-site, vehicular access and circulation based on the expected vehicle trips per day to the site. The relocated emergency room provides the minimum code required Hospital parking; there are no required setbacks, and the single-story building minimizes impacts to the surrounding area. Additional square footage is not proposed, and all architectural features comply with the CG zone.

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

The Emergency Department structure will be clad in prefinished grey metal plates with a decorative blue metal screen adorning the top and southeastern side of the building. These finishes will create breaks in the façade and reduce blank stucco wall segments. The reduction in floor area and exterior landscaping along the edges of the emergency room's surface parking will further soften the limited single story building massing along Delmas Terrace and help improve street aesthetics.

1 The rear of the relocated emergency room faces existing medical offices with frontages on
2 Hughes Avenue. There are no proposed architectural façade treatments to the rest of the
3 single-story building that lies outside the scope of work for this Project. The simple style
4 will not detract nor clash with the existing medical buildings within the Hospital campus.
5 The surrounding area consists of commercial uses within the Downtown area and the
6 modern design will compliment other nearby buildings constructed in similar style including
7 Culver Steps, Brick and Machine, One Culver, and the Harlow. Overall, the Project design,
8 with its single-story massing and minimal application of architectural elements, is
9 compatible with other medical buildings and commercial structures in the Downtown
10 neighborhood. The building height and setbacks are consistent with CG Zone standards.

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

17 The partial demolition of the building to accommodate the relocated emergency room and
18 new drop-off area will result in new surface parking with 973 square feet of landscape
19 planters along the surface parking edges. The landscape pallet includes a mix of ground
20 covering and a total number of trees that exceed code standard. A total of six (6) trees
21 combined with various shrubs and ground cover will be spread over seven (7) landscaped
22 zones within the surface parking. The new trees and ground cover will create visual relief
23 within the emergency room's relatively small surface parking area and minimal landscaping
24 is within the scale and scope of the Project.

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

29 The proposed Project conducted circulation and noise studies to ensure the relocated
emergency room would not adversely affect surrounding uses. The site is within an existing
Hospital campus comprised of several buildings providing various medical related services
and there is an overall net decrease in square footage. A circulation study demonstrated
there is adequate on-site queuing area to accommodate the expected number of vehicle
trips by ambulances and private vehicles, thus reducing potential spillover impacts onto
Delmas Terrace. A noise study determined the relocated emergency room's operational
noise will not result in increased noise to surrounding areas above perceivable thresholds.
The existing adjacent sidewalk will remain and continue to provide adequate surface area
for pedestrians. The City reviewed both pedestrian and vehicular access to the Project site
and found such access to be acceptable. The design and layout of the structure helps to
reduce expanses of blank façade along the public right-of-way which will improve the
aesthetic of the street frontages along Delmas Terrace. Overall, the Project will not create
a hazard to surrounding areas and is in the best interest of the public health, safety, and

1 general welfare because the relocated emergency room will be within an existing
2 seismically compliant one-story structure.

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

7 The site is in an existing urbanized neighborhood and is currently developed with a full-
8 service hospital that is sufficiently served by existing utilities. There will be an overall net
9 decrease in Hospital square footage, and the proposed Project is not expected to require
10 new public facilities. Upgrades to existing facilities can be provided, if required.
11 Improvements to the abutting right-of-way, such as new curb and gutter, will be
12 implemented pursuant to Project conditions. Further, the existing and proposed public
13 service facilities necessary to accommodate the Project such as: the width and pavement
14 of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights,
15 proposed street trees, fire protection devices, and public utilities are adequately provided
16 as confirmed by the City agencies that reviewed the Project during the interdepartmental
17 review process.

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

20 Based on review of the Project plans, the proposed Hospital modification is not anticipated
21 to result in any significant impacts to surrounding uses or be inconsistent with the goals and
22 policies of the General Plan. The proposed relocation and remodel of the emergency room
23 is consistent with the General Plan Institutional Land Use designation that calls for
24 preserving the subject site and surrounding area for hospital related uses. Relocation of
25 the emergency room to an existing seismically compliant one-story structure will assist in
26 preserving this essential hospital function. The Project is also consistent with General Plan
27 Land Use Element Objective 22, that encourages reinvestment in the Downtown area to
28 improve the area's economic vitality. Relocation of the emergency room will improve the
29 Hospital's economic vitality.

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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) approves Site Plan Review Modification P2021-0112-SPR/M, subject to: the tenant site and floor plans reviewed by the Planning Commission on November 10, 2021; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; and the applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by this reference. The site and floor plans, and Exhibits A and B are collectively referred to as “Project Requirements.”

SECTION 3. The Project Requirements are hereby imposed on the emergency room relocation for Southern California Hospital located at 3828 Delmas Terrace.

APPROVED and ADOPTED this 10th day of November 2021.

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

Attested by:

RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. 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, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	The City of Culver City shall provide waste disposal and recycling services for all construction and demolition projects within city limits in accordance with CCMC 5.01.010.	Public Works	Special	
6.	All buildings and structures to be constructed as part of the Project and that are not under the	All Depts	Standard/ Special	

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RESOLUTION NO. 2021-P013
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GENERAL				
	jurisdiction of the California Department of Healthcare Access and Information (HCAI), 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.			
7.	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	
8.	<p>The following Code Section will apply to the subject project:</p> <p style="padding-left: 40px;">§ 15.02.1120 WATER PERMEABLE SURFACES.</p> <p>Notwithstanding the provisions of this chapter, Section 4.106.3.1 and Section 5.106.3 of the California Green Building Standards Code are hereby added to read as follows:</p> <p>5.106.3 Water permeable surfaces for other than low-rise residential building. Not less than 20% of new parking, walking or patio surfaces shall be permeable.</p> <p>Exceptions:</p> <p>1. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface.</p> <p>2. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.</p>	Building Safety	Special	
9.	The Project shall show on a signing and striping plan or on the improvement plans the required enhancement to the mid-block crosswalk marking, using thermoplastic and removal of the portable	Public Works Mobility	Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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GENERAL				
	stop signs that were placed in the middle of the street which are inconsistent with the existing control. The project is also required to refresh the red curbs on both sides of Delmas Terrace.			
10.	Any work within the public right of way requires an encroachment permit accompanied by a traffic control plan consistent with the CA MUTCD for review and approval by the Mobility and Traffic Engineering Division.	Public Works Mobility	Special	
11.	The applicant shall work with the City in obtaining for reference and to ensure compliance with this entitlement, the demolition and building permit plans issued by HCAI	All Depts	Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
12.	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	
13.	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	
14.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety for review and approval prior to	All Depts	Standard/ Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>issuance of the Demolition and / or Building Permits by HCAI. 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 prepared by a different engineer. The Construction</p>			

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RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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	<p>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>			

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RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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	<p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <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>			

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RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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	<p>f. <u>Foundation shoring and/or foundation 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.</p>			

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
15.	A minimum of two sets of final landscaping and irrigation plans shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
16.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
17.	<p>a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.</p>	All Depts	Standard	
18.	Historic Preservation Program: The project site is adjacent to a designated historic resource located at 3824 Hughes Ave. The demolition/construction plan shall take into consideration the historic resource building facing Hughes Ave. to ensure there is no damage. The demolition/construction plan for the project shall be reviewed and approved by Cultural Affairs staff prior to issuance of any permit.	Cultural Affairs	Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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19.	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 unless otherwise under the jurisdiction of HCAI. The on-site improvement plans shall include, but not be limited to, detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only. Plans shall include an Erosion Control Plan.	Public Works	Special	
20.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works	Special	
21.	The 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	
22.	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	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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	requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.			
23.	If this project proposes to redevelop property that exceeds one acre, the applicant shall obtain a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division.	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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24.	Upon completion of rough grading, 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.	Public Works	Special	
25.	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	
26.	This project may be subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Public Works	Special	
27.	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	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

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DURING CONSTRUCTION				
28.	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	
29.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
30.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
31.	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Current Planning Public Works	Standard	
32.	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	
33.	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.	Building/ Public Works	Standard	

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RESOLUTION NO. 2021-P013
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3828 Delmas Terrace

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	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.			
34.	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	
35.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of</p>	Building/ Current Planning	Standard	

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RESOLUTION NO. 2021-P013
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3828 Delmas Terrace

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DURING CONSTRUCTION				
	<p>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>			
36.	<p>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.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>	Building/ Public Works	Standard	.
37.	Pedestrian access along the project's frontage shall be maintained at all times during construction.	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2021-P013
Case No P2021-0112-SPR/M
3828 Delmas Terrace

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
38.	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	

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RESOLUTION NO. 2021-P013
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
39.	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 July 22, 2021 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
40.	<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	
41.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
42.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
43.	The Applicant shall replace the street tree and streetlight that are to be removed as part of the driveway apron construction to meet all applicable Public Works Department standard.	Public Works	Special	
44.	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	
45.	The project shall remove and replace all existing sidewalk. All new sidewalks shall be ADA compliant.	Public Works	Special	
46.	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	
47.	The applicant shall install 2-inch grind and overlay the full width of Delmas Terrace along the project's frontage. Asphalt pavement shall be rubberized.	Public Works	Special	

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3828 Delmas Terrace

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
48.	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 November 10, 2021 , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
49.	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	
50.	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	
51.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
52.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

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Case No P2021-0112-SPR/M
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
53.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
54.	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	
55.	The applicant shall provide a security guard or similar individual to watch over the main entrance to the Emergency Room Department to ensure that vehicle queueing does not spill over onto Delmas Terrace during times of unexpected demand and direct cars as needed	Current Planning	Special	

GLOSSARY OF 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 permit applications that are under Culver City jurisdiction 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" unless superseded by standards established by the California Department of Healthcare Access and Information (HCAI).	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		

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
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
9.	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		
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
11.	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. unless superseded by standards established by HCAI.	Building		
12.	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. unless superseded by standards established by HCAI.	Building		
13.	<p>The Project shall comply with applicable CCMC Chapter 15.06: New Development Fees including:</p> <p>a. New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq.,</p> <p>b. City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et.seq.,</p> <p>c. City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et.seq.</p>	Current Planning Building Cultural Affairs		

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
	d. City's Mobility Improvement Fees, as set forth in CCMC Section 10.06.500, et.seq.			
14.	Unless superseded by standards established by HCAI, upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.	Public Works		
15.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
16.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
17.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSARY OF ABBREVIATIONS

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