



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
□
www.culvercity.org

August 20, 2024

Redcar, LLC
Attention: Kimberly Fontaine
2341 Michigan Ave.
Santa Monica, CA 90404

**RE: NOTICE OF DECISION – ADMINISTRATIVE SITE PLAN REVIEW (P2024-0043-ASPR),
FOR CONVERSION OF INDUSTRIAL BUILDINGS TO OFFICE, AND ADDITION OF
13,108 SQUARE FEET**

3592-3620 Eastham Drive, in the Industrial General (IG) Zone

Dear Kimberly Fontaine:

This letter is to inform you that your application for Administrative Site Plan Review, P2024-0043-ASPR, to convert three existing one-story industrial buildings totaling 30,768 square feet (sf) from industrial to office use and construct two second floor additions totaling 13,108 sf on property located at 3592-3620 Eastham Drive, is hereby **APPROVED** subject to conditions of approval.

The proposed conversion and addition of 13,108 sf of floor area, including associated site improvements, meets all applicable Municipal Code standards and is not expected to cause adverse impacts in the surrounding community. The administrative decision herein was reached after the closure of the public comment period on July 17, 2024. A detailed project description, background, analysis, and public outreach summary are incorporated herein as Attachment No. 1.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the application and plans by staff established there are no potentially significant adverse impacts upon the environment and the proposed project is Categorically Exempt pursuant to CEQA Section 15332, Class 32 – In-Fill Development Project, because the proposed project is consistent with the General Plan and Zoning; the project is within city limits on a 1.45-acre site surrounded by urban uses; the site has no value as a habitat for endangered, rare, or threatened species; the project will not have significant traffic, noise, air quality, or water quality impacts; and the project can be served by utilities and public services.

Findings and Conditions of Approval

The findings for the proposed Administrative Site Plan Review, P2024-0043-ASPR, were made pursuant to Culver City Municipal Code (CCMC) Section 17.540.020 as detailed in Attachment No. 1. Based upon the findings, and pursuant to CCMC Section 17.540.025, this approval is subject to conditions of approval incorporated herein as Attachment No. 2.

Appeal

The administrative decision may be appealed in accordance with CCMC, Chapter 17.640 – Appeals, by any interested person within 15 days of approval. If no appeal is filed, the decision shall become final. If a timely appeal is submitted, the Planning Division will notify the applicant.

Should you have any questions, please contact Andrea Fleck, Planning Technician, at (310) 253-5737 or andrea.fleck@culvercity.org.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Attachments:

1. Project Background, Analysis, and Findings
2. Conditions of Approval and Code Requirements
3. Preliminary Development Plans dated April 15, 2024

Copy:

Decision Letter File
Project Review Committee
Case File No. P2024-0043-ASPR

ATTACHMENT NO. 1

Project Background, Analysis, and Findings
Administrative Site Plan Review for Office Conversion and Addition
Case No. P2024-0043-ASPR
3592-3620 Eastham Drive

Background

On February 1, 2024, an application was submitted for an Administrative Site Plan Review (ASPR) for the conversion of three existing one-story industrial buildings totaling 30,768 square feet (sf) from industrial to office use and the addition of 13,108 gross sf second floor office area (the “Project”) located at 3592-3620 Eastham Drive (the “Project Site”). Pursuant to Culver City Municipal Code (CCMC) Section 17.540.010, Site Plan Review – Applicability, review and approval of an ASPR is required for building additions of 5,000 sf or more, and for a change of use, subject to compliance with all applicable standards, required findings per CCMC Section 17.540.020 – Findings and Decision, and conditions of approval.

Site Description

The Project Site is located on the east side of Eastham Drive between Steller Drive to the north, and Warner Drive to the south within the Hayden Tract, abutting Ballona Creek on the east. The site consists of three generally flat lots totaling approximately 1.45 acres, which will be tied together as one parcel. The two southernmost lots are generally rectangular in shape, while the northern lot is irregularly shaped.

The site is zoned Commercial General (IG) and is designated Industrial in the General Plan Land Use map. Surrounding zoning, land use designations, and uses are noted in the table below. The Project Site is not identified on the City’s Housing Element Sites Inventory as available and suitable for residential development.

Location	Zoning	General Plan Land Use	Uses
North	IG	Industrial	Surface parking, and one- and two-story creative office/media production beyond
South	IG	Industrial	one- and two-story creative office, and printing/publishing beyond
East	IG	Ballona Creek	Ballona Creek open space, and Jefferson Boulevard and creative office within the City of Los Angeles beyond
West	IG, Transportation (T)	Industrial	Eastham Drive, and one- and two-story creative office beyond

Project Description

The site is currently developed with three existing one-story industrial buildings (Buildings A through C) totaling 35,359 sf, which have been used since the 1960s for metal fabrication. Building A is a 22’-1” tall 9,992 sf brick building, Building B is a 20’-0” tall 11,670 sf concrete building, and Building C is a 21’-8” tall 13,697 sf concrete building. A surface parking lot separates Building A on the south, from Buildings B and C on the north.

The proposed project involves the following:

- Demolition of 880 sf (unpermitted shed) east of Building A, and 4,591 sf from Building C;

- Conversion and remodel of the remaining 30,768 sf of Buildings A, B, and C to creative office use;
- Construction of 13,108 sf of creative office consisting of:
 - A 3,702 sf second floor addition to Building A, totaling 28'-0" in height, with a setback of approximately 73 feet from the street-facing property line; and
 - A 9,406 sf second floor addition to Building B, totaling 31'-3" in height, with a setback of approximately 20 feet from the street-facing property line; and
- Various site improvements such as new and re-stripped parking areas, ground- and second-floor decks, patios, and courtyards, new site walls and fences/gates, new trash enclosures, and landscaping throughout the site.

Analysis

The proposed change of use and addition will comply with all applicable Zoning Code standards, including, but not limited to vehicle and bicycle parking, loading, landscaping, and mechanical/utility screening. During the plan check process, all final details will be provided and reviewed for compliance.

Architectural Design

The Project is designed in a modern architectural style that pays tribute to the site's industrial history. Building A's brick façade will be preserved on the first story, while the stucco finish on Buildings B and C will be stripped away to reveal and refurbish the underlying concrete masonry units (CMU). Portions of Building C's façade, including the north, northwest, and part of the east elevation, will be refinished with integral stucco to complement the existing CMU. The second-story additions to Buildings A and B will feature raked stucco finishes, with Building A incorporating a mono-pitched roof and Building B a butterfly roof. The existing first-story bow truss roofing will be retained for Building A's street-facing side and for Building C. Throughout the project, blackened steel framing will accent both existing and new window and door openings, complemented by black metallic elements such as lighting fixtures, exterior staircases, trellises, and roof fascia.

The proposed design integrates the contemporary elements of the second story additions with the industrial character of the original buildings. The project's palette of materials, finishes, and colors, along with contemporary accents across the project site creates a cohesive architectural identity for Buildings A through C. The design concept and single- and two-story height of the structures is compatible with the surrounding Hayden Tract area, which features various examples of adaptive reuse and remodel of older industrial buildings for creative office use.

Landscaping and Open Space

The Project's preliminary landscape plan features approximately 16,595 sf of landscaping, including 55 new trees across the site, and drought-tolerant plantings along Eastham Drive, between the buildings, and around the perimeter of the proposed parking lots. Proposed landscaping will incorporate shade trees and palms with understory grasses, succulents, and groundcovers, compatible with the existing palm trees and grassy meadows along the adjacent Ballona Creek slope. Plantings will be located within a combination of in-ground planters and raised concrete CMU planter boxes, and the planting palette will soften building exteriors and add greenery to the neighborhood.

The Project will also provide usable open space amenities throughout the site. Notably, the Project will feature new second-floor decks on the east side of both Buildings A and B facing Ballona Creek, a second-floor deck on the west street-facing side of Building B, and various covered and uncovered patios on the ground level throughout the site. The orientation of the second-floor decks toward Ballona Creek and Eastham Drive, respectively, encourages engagement between the private and public realms, fostering a safer environment for pedestrians and creek users alike through a sense of community presence.

Parking lot landscaping for the project will be consistent with CCMC Chapter 17.310 – Landscaping. The Project's two parking areas will provide planter fingers at the beginning and end of each row of parking stalls, and a perimeter landscaped bumper overhang with trees exceeding the minimum required 1 tree per 4 parking stalls along the perimeter of the parking area. The proposed landscape configuration meets the intent of the code to provide shade, reduce pavement heat gain, and soften the appearance of the parking lot.

Project landscaping shall be supported by a final landscape plan, indicating plant types, sizes, spacing, and quantities, which shall conform to CCMC Chapter 17.310 – Landscaping, subject to Planning Manager approval.

Parking, Loading, and Traffic

Based on CCMC Section 17.320.020 – Number of Parking Spaces Required, there is no minimum required off-street parking for any use; therefore, no off-street parking is required for the proposed change of use and addition. The existing parking lot located between Buildings A and B ("Parking Lot 1") is accessed from Eastham Drive and has historically been striped with approximately 50 parking stalls. The existing Parking Lot 1 will remain but will be re-striped and reduced in area to accommodate additional landscape and open space amenities adjacent to Buildings A and B. Parking Lot 1 proposes 39 re-striped parking stalls, most of which will be configured in a tandem blocked access configuration. Tandem parking will be managed by the property manager through a combination of self-parking, attendant-assist parking, and/or a "buddy" system, as needed by users. A new parking lot ("Parking Lot 2") will be created in front of Building C on the northwest part of the site, in place of existing building area to be demolished. Parking Lot 2 will be accessed from a new drive approach along Eastham Drive, and will contain 10 new parking stalls, resulting in a total of 49 parking spaces on-site, which will be designed in compliance with all applicable Zoning Code standards, including but not limited to stall dimensions, back-up aisle dimensions, minimum required EV infrastructure, and clearances from obstructions.

The project will provide a total of 15 bicycle parking spaces for the balance of the site, consisting of 6 short term bicycle parking spaces across Parking Lots 1 and 2, and 9 indoor long term bicycle parking spaces across Buildings A through C. One large loading space is provided for the site within Parking Lot 1, in conformance with CCMC Section 17.300.050 – Loading Area Requirements. The loading area is designed to provide head-in and head-out access based on the type and scale of delivery vehicle that is anticipated to make deliveries to the office tenant(s).

A transportation study was conducted as part of the project, which identified that the project would generate 388 net new daily trips, thus the project is providing parking voluntarily where none is required. Due to the project site's location within one-half mile of a key Transit Priority Area (Metro E (Expo) Line La Cienega Station), the project is anticipated to have less than significant impacts on Vehicle Miles Traveled (VMT) and is therefore cleared from having to conduct further VMT

analysis. Additionally, the transportation study concluded that the project provides adequate internal circulation to accommodate vehicular, pedestrian, and bicycle traffic without impeding through traffic movements on City streets, and without introducing safety hazards for pedestrians, vehicles, or motorists.

Off-Site Improvements

Off-site improvements will include upgrades to the existing public sidewalk and drive approach along Eastham Drive abutting the project site to be compliant with the Americans with Disabilities Act (ADA). This will include repair/replacement of the existing sidewalk, new public sidewalk where none currently exists, and sidewalk easements in select locations. An existing drive approach along Eastham Drive leading to a depressed loading dock (to be in-filled) will be closed and replaced with sidewalk, curb, and gutter. A new drive approach will be added leading to Parking Lot 2. In addition, new landscaping is proposed in the public right-of-way, including new planter fingers adjacent to street parking stalls along Eastham Drive, with three new 24” box street trees. Street trees shall be planted in accordance with the City’s Street Tree Master Plan, as deemed appropriate by the Public Works Department.

Community Outreach and Public Notification

The applicant hosted two hybrid community meetings as part of the entitlement review process which took place on May 18, 2023, and January 23, 2024, respectively. In both instances, no community members attended the event.

On Monday, July 1, 2024, notification of the pending administrative decision on the application for the Administrative Site Plan Review for the proposed change of use and addition was sent to property owners and occupants within 500 feet of the Project Site. The notice was also posted on the Culver City website on July 3, 2024. The public comment period closed on July 17, 2024. The Current Planning Division received no comments from the public on the subject project. The administrative decision herein was reached after the closure of the public comment period.

Required Findings

Culver City Municipal Code (CCMC) Section 17.540.020 requires certain findings be made before an Administrative Site Plan Review (ASPR) can be approved. Based on the review of the proposed plans, and with incorporation of the listed conditions of approval, the Project is consistent with the Zoning Code requirements, including required findings, and consistent with the Culver City General Plan as detailed below.

The following required findings for this ASPR are hereby made pursuant to CCMC Section 17.540.020.

- 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 Industrial General (IG) zoning district, and in compliance with the standards in CCMC Chapter 17.610.020 – Nonconforming Structures. The proposed additions to Building A and B will be within the existing building footprints and comply with all setback and height requirements of the IG Zone. The existing parking lot between Buildings A and B will continue to be accessed from Eastham Drive, and the existing driveway entry, internal drive aisles, and parking stall striping will be upgraded and reconfigured to comply with Zoning Code standards. The new parking lot will provide a second vehicular access point from Eastham Drive north of the existing parking lot and will conform to all parking layout and design guidelines. Various pedestrian access points will also be provided from Eastham Drive that connect the sidewalk to the project site. As conditioned, all proposed improvements will comply with all applicable Zoning Code standards.

- B. The architectural design of the structure(s), and their 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 Project's architectural design blends modern elements with the site's industrial heritage, which is compatible with the character of the surrounding Hayden Tract area. By preserving and refurbishing existing materials such as the brick façade of Building A and the CMU of Buildings B and C, and introducing contemporary features like raked stucco finishes and blackened steel accents, the design achieves a harmonious integration of old and new. The second story additions, with their mono-pitched and butterfly roof configurations complement the existing structures while enhancing the overall aesthetic. The scale and height of the project is compatible with surrounding one- and two-story development surrounding the site. The Project design provides a variety of architectural materials, building planes, and building heights that will provide articulation and visual interest, while maintaining a cohesive architectural identity across the three detached buildings. There are no other applicable design guidelines.

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

The project's landscaping has been designed to enhance the visual appeal of the site while complementing the structures on-site. The project will add landscaping across undeveloped paved areas of the project site such as between buildings, and around the perimeter of the site, which will add greenery to a sparsely landscaped environment. The project will provide a cohesive combination of shade trees, palms, and understory grasses, which will soften building exteriors and harmonize with the existing landscape along Ballona Creek. The incorporation of in-ground planters and raised concrete CMU planter boxes, and provision of landscape planters on second-story decks will further enhance the greenery throughout the site and create visual relief. Additionally, the project will provide usable open space, including patios and decks with landscaping, that will engage with the surrounding public realm and create an attractive environment. Landscaping within parking lots is consistent with the intent

of CCMC Chapter 17.310, incorporating perimeter trees in excess of minimum requirements that provide necessary shade, reduce heat gain, and visually soften the parking lot. Overall, the project landscaping aligns with the purpose and intent of the zoning district and applicable development standards.

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

The project consists of the change of use, renovation, and addition of 7,697 sf of net new area to three existing buildings across three parcels that will be tied as one. The Project does not negatively impact or interfere with the use and enjoyment of neighboring development, as the improvements are designed in a manner that is sensitive to existing surrounding development, including similar renovation and adaptive reuse projects within the Hayden Tract. All improvements are provided in compliance with applicable code standards and enhance the site and surrounding public right-of-way. New and upgraded drive approaches, sidewalks, and parking striping will improve vehicular and pedestrian safety, circulation, and accessibility. The conditions of approval and compliance with all applicable CCMC requirements will ensure the proposed Project will not be a detriment 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. Further, the by improving an older industrial building and site and providing economically functioning commercial uses, the Project will serve the public interest and welfare.

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

The Site is located within an existing urbanized neighborhood that is served by existing utilities and other public facilities. The existing and proposed public services and facilities necessary to accommodate the Project, including the width and pavement of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection devices, and public utilities, are adequately provided as confirmed by the City agencies that reviewed the Project during the interdepartmental review process. Any required upgrades to existing facilities will be provided as needed and improvements to the adjacent public right-of-way, such as new sidewalk, curb and gutter, and street trees, will be implemented pursuant to Project conditions and code requirements.

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

The Project is consistent with the Industrial General Plan land use designation for the Project Site, which allows a variety of manufacturing and industrial uses (precluding heavy industry), but also allows commercial uses. The Project is also consistent with the goals of the General Plan, specifically the land use element. The proposed change of use from industrial to office use with additional square-footage is consistent with Objectives 5 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 business community, and with Objective 23, to enhance business uses within the Eastern Sub-Area. The proposed reuse, renovation, and

addition to existing buildings within a historically industrial area promotes the city's architectural and cultural heritage by preserving buildings and sites that reflect the city's varied history and development, consistent with Objective 14. Further, the project is consistent with Objective 12 because the proposed design incorporates the highest quality of architectural design and by providing a variety of architectural materials, finishes, and buildings planes. In addition, the project incorporates new landscaping, and pedestrian and site improvements, and undergrounding of utilities, which is consistent with Objective 10 to extend the city's park like qualities into business districts through streetscape and urban design improvements. There is currently no applicable Specific Plan for this area.

ATTACHMENT NO. 2
Conditions of Approval and Code Requirements
Administrative Site Plan Review for Office Conversion and Addition
Case No. P2024-0043-ASPR
3592-3620 Eastham Drive

TABLE A – CONDITIONS OF APPROVAL

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. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009, Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	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	Public Works/ Fire/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>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.</p>			
6.	<p>Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD.</p>	Public Works	Standard	
7.	<p>The existing driveway aprons shall be reconstructed to be ADA compliant.</p>	Public Works	Standard	
8.	<p>Roof drainage shall be redirected to discharge roof stormwater to Eastham Drive.</p>	Public Works	Standard	
9.	<p>The applicant shall install drought tolerant plants in the parkway per the City’s Parkway Planting Guidelines</p>	Public Works	Standard	
10.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 - “Transportation Demand and Trip Reduction Measures”, as applicable. The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans.</p> <p>The Project shall incorporate the following Trip Reduction Measures:</p> <ol style="list-style-type: none"> 1. A total of 6 short term bicycle parking spaces, and 6 short-term bicycle parking spaces. 2. 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. 3. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities. 	Trans./ Public Works/ Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
11.	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	
12.	A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not be limited to: means of egress plan, fire rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen checklist, commercial plumbing fixture count analysis, allowable height and area analysis.	Building Safety	Standard	
13.	The Project is located within the Aquist-Priolo Fault Zone zone and must comply with the Aquiet Priolo Fault Act. The applicant shall submit a hazard fault study to Building Safety.	Building Safety	Special	
14.	Building shall have fire sprinklers installed per 2022 NFPA 13 requirements and CCMC 9.02. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW.	Fire	Standard	
15.	Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department (CCFD) requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement.	Fire	Standard	
16.	A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3).	Fire	Standard	
17.	Hydrants shall be provided in the quantity and at the spacing prescribed in the 2022 CFC Appendix B. Please show the location of all hydrants within 300 feet of the property.	Fire	Standard	
18.	Provide addresses viewable from the public way.	Fire	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
19.	Provide fire sprinkler monitoring and fire alarm system per 2022 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. Comply with Ch. 5 of 2019 CFC Emergency Responder Radio Coverage.	Fire	Standard	
20.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Fire	Standard	
21.	Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements. No foam products shall be used.	Fire	Standard	
22.	Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.	Fire	Standard	
23.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch.	Fire	Standard	
24.	Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.	Fire	Standard	
25.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Fire	Standard	
26.	All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.	Fire	Standard	
27.	All emergency lights and exit lights shall have self-contained battery backup power.	Fire	Standard	
28.	In Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access. Provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream.	Fire	Standard	
29.	All fire Lane location shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location and type of fire department connections (FDC's) and similar equipment.	Fire	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000 pound apparatus.			
30.	Comply with Ch. 12 of 2022 CFC Solar photovoltaic systems	Fire	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
31.	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	
32.	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	
33.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be	All Depts	Standard	

<p>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 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</p>			
---	--	--	--

	<p>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> <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 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>			
--	--	--	--	--

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
34.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning	Standard	
35.	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 Safety	Standard	
36.	A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety.	Building Safety	Standard	
37.	<p>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>Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site</p>	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	("Inspectors") of the construction schedule and shall meet with the Inspectors.			
38.	On-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Standard	
39.	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	Standard	
40.	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	Standard	
41.	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	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	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.			
42.	Prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the SWPPP.	Public Works	Standard	
43.	Due to the change of use and increased square-footage, this project is subject to the City’s Sewer Facility Charge. This charge shall be paid prior to the issuance of the Building permit.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
44.	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	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	satisfaction of the Current Planning Manager and Building Official.			
45.	During construction, the Property shall be maintained daily so that it is free of trash and litter. Any graffiti shall be immediately painted over.	Building Safety	Standard	
46.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
47.	<p>The Building Safety 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 Safety	Standard	
48.	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	
49.	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	
50.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>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.</p> <p>Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.</p>			
51.	<p>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.</p>	Building/ Public Works	Standard	
52.	<p>Compliance with the following noise standards shall be required with at all times:</p> <ul style="list-style-type: none"> A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air 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 	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>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>			
53.	<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	
54.	<p>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 Culver City Public Works Engineering Division approval</p>	Building Safety	Standard	
55.	<p>Pedestrian access along the project’s frontage shall be maintained at all times.</p>	Public Works	Special	
56.	<p>All trucks driving to the jobsite shall obtain Culver City haul route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles.</p>	Building Safety	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
57.	Building Safety reserves the right to adjust allowed construction staging areas during 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 Safety	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
58.	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 February 29, 2024 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	
59.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, tying the three lots as one parcel and stipulating that all lots shall not be sold separately, structures may be built across property lines, and that all vehicular and pedestrian access and occupation associated with the use of the property shall be allowed over all the lots comprising the project site 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 of the property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Current Planning/ Public Works	Special	
60.	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	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	<p>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>			
61.	The applicant shall apply for Address Assignment through the Current Planning Division.	Current Planning	Special	
62.	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	
63.	All street signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
64.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works	Standard	
65.	Project shall remove and replace all existing sidewalk. New sidewalk shall be placed where none currently exist. All sidewalks shall be ADA compliant. Applicant shall dedicate sufficient land or establish easement to enable ADA navigation around existing utility poles, street lights, and other objects, as determined by the City Engineer.	Public Works	Special	
66.	Project will be required to place a pull box and conduit to connect to the project’s proposed networking room for future Culver Connect fiber consideration. Pull box and conduit shall be on-site.	Public Works	Standard	
67.	The project shall replace any parking meters, signs and posts, signal poles, and any other traffic and parking control devices within the public right-of-way if damaged by the project construction.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
68.	<p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <ul style="list-style-type: none"> a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq. d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. e. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq. 	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
69.	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 and Development Director and approved August 20, 2024 , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
70.	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	
71.	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	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	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.			
72.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
73.	The Property Owner shall maintain all street trees along the property frontage at their sole cost and expense.	Public Works	Standard	
74.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	

GLOSSARY OF ABBREVIATIONS

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

TABLE B – CODE REQUIREMENTS

NO.	CODE REQUIREMENTS	Agency
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.	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
4.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning
8.	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
9.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All
10.	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
11.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works/ Current Planning

NO.	CODE REQUIREMENTS	Agency
12.	All existing utility lines in the public right-of-way fronting the site shall be undergrounded by the applicant.	Public Works
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 Safety
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 Safety
15.	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 Safety
16.	<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"> 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
17.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works
18.	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>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>