

RESOLUTION NO. 2024-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE COMPREHENSIVE PLAN, DENSITY AND OTHER BONUS INCENTIVES, GENERAL PLAN MAP AMENDMENT, AND ZONING CODE MAP AMENDMENT, P2023-0218-CP, -DOBI, -GPMA, -ZCMA, TO ALLOW CONSTRUCTION AND OPERATION OF THE 5700 HANNUM MIXED USE COMPREHENSIVE PLAN PROJECT LOCATED AT 5700 HANNUM AVENUE IN THE COMMERCIAL REGIONAL BUSINESS PARK (CRB) ZONE.

(Comprehensive Plan, Density and Other Bonus Incentives, General Plan Map Amendment, and Zoning Code Map Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA)

WHEREAS, on October 9, 2023, 5700 Hannum Owner, LLC c/o Lincoln Property Company, (the "Applicant") filed applications for a General Plan Map Amendment, Zoning Code Map Amendment, Comprehensive Plan, Density and Other Bonus Incentives, and Extended Construction Hours to construct a 6-story, up to 78-foot high, mixed use residential and commercial development on a 2.23-acre site. (the "Project"). The Project is more specifically described by Los Angeles County Assessor Parcel Number 4134-005-015 in the City of Culver City, County of Los Angeles, State of California at 5700 Hannum Avenue in Culver City, California, 90230; and,

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

1. General Plan Map Amendment P2023-0218-GPMA: to change the existing Regional Center land use designation to General Corridor, to ensure the Project Site's land use designation allows residential uses; and
2. Zoning Code Map Amendment P2023-0218-ZCMA: to change the existing Commercial Regional Business Park (CRB) zoning designation to Planned Development (PD), to ensure the proper rezoning of the property and maintain consistency with the General Plan designation; and
3. Comprehensive Plan P2023-0218-CP: to ensure the Project is in compliance with all required standards and City ordinances, establishes standards and uses, and establishes all onsite and

1 offsite conditions of approval to reflect the site features and compatibility of the proposed Project with  
2 the uses on adjoining properties; and

3 4. Density and Other Bonus Incentives P2023-0218-DOBI: to ensure implementation of  
4 State law density bonuses and other bonus incentives requirements, pursuant to California Government  
5 Code § 65915, or as may be amended, and the goals and policies of the City's General Plan Housing  
6 Element.

7 5. Extended Construction Hours Request: a land use entitlement allowing additional hours  
8 of construction in the morning increasing the allowed construction time between 7:00 am and 8:00 pm,  
9 Monday through Friday; and 7:00 am and 7:00pm, Saturdays and Sundays, to allow for specific  
10 constructive activity including crane installation and dismantling, pouring concrete, grading, and  
11 excavation; and  
12

13 WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Project requires  
14 Planning Commission recommend the City Council certify an Environmental Impact Report which will  
15 be adopted with approval of Planning Commission Resolution No. 2024-P004; and

16 WHEREAS, on July 10, 2024, after conducting a duly noticed public hearing on the subject  
17 application, including full consideration of the application, plans, staff report, environmental information  
18 and all testimony presented, the Planning Commission, by a vote of 3 to 0, recommended the City  
19 Council approve Comprehensive Plan, Density and Other Bonus Incentives, General Plan Map  
20 Amendment, and Zoning Code Map Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA, as set forth  
21 herein below;  
22

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

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

27 General Plan and Zoning Code Map Amendments P2023-0218-GPMA , -ZCMA  
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As outlined in CCMC Title 17, Section 17.620.030, the following required findings for General Plan and Zoning Code Map Amendments are hereby made:

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

The General Plan Map Amendment from Regional Center to General Corridor creates internal consistency between the General Plan Land Use Element and the new Planned Development zoning. The General Corridor land use designation supports zoning designations that allow mixed use developments while the Regional Center land use designation supports zoning designations that prohibit housing. The General Corridor designation allows rezoning of the Project Site to Planned Development and development of the site at densities consistent with the preferred zoning and densities listed in the adopted and certified Housing Element.

The rezoning of the site from Commercial Regional Business Park (CRB) to Planned Development 18 (PD18) creates consistency with Zoning Code standards and allowed uses. The CRB Zone does not allow housing while the new PD18 Zone establishes mixed use development standards and uses that are generally consistent with mixed use specific standards, but with some variation as stipulated in the PD18. Mixed use is allowed in commercial zones.

The land use and zoning code redesignation are consistent with General Plan Land Use Element Objective 25 that calls for protection and enhancement of residential and commercial uses in the Fox Hills area. The redesignation includes development standards such as setbacks and landscaping, that lessen the potential for massing impacts on nearby residential uses. The redesignations are consistent with Land Use and Housing Element Objectives 2 and 3 that encourage creation of housing supply and creation of affordable housing because the new designation and zoning will allow the creation 309 new dwelling units, 27 of them affordable.

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

The General Plan General Corridor designation guides the zoning for the site. The zone change to PD18 focuses the types of uses allowed in the Comprehensive Plan and is consistent with the accompanying plans for the Project. The new zoning designation and the accompanying Comprehensive Plan establishes mixed use development standards ensuring height, setbacks, parking, and landscaping to minimize potential impacts to surrounding areas. The General Plan Map and Zoning Code Map Amendments are not detrimental to the public interest, health, and safety because they establish the appropriate land use designation for the site and implement the PD18 Zoning standards through the accompanying Comprehensive Plan. Further the amendment and Project, have been reviewed by City Departments to ensure compliance with all relevant City standards, codes and policies; Project conditions and mitigations will also lessen any potential impacts.

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

An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA). Pursuant to the provision of CEQA Guidelines Section 15082, the City circulated a Notice of Preparation of an Environmental Impact Report and Community Meeting/EIR Scoping Meeting (NOP) to State, regional, and local agencies, and members of the

public. Based on comments a Draft EIR was prepared and circulated. A Final EIR has been prepared and includes responses to comments. Studies were completed for Shade and Shadow, Air Quality and Greenhouse Gas Emissions, Archaeological Resources, Energy, Paleontological Resources, Noise, Geotechnical, Public Services, Transportation Impacts, Water Supply, and Tribal Cultural Resources. Mitigation measures have been incorporated into the project's design and address the following environmental impacts: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Public Services, Transportation (which includes the Mobility and TDM Plan), Tribal Cultural Resources, and Utilities and Service Systems. With the inclusion of these mitigation measures, impacts on the environment are reduced to a less than significant level, with the exception of on-site Construction Noise during the hours of 7 to 8 am Monday through Friday, 7:00 to 9:00 am on Saturdays, and 7:00 to 10:00 am on Sundays unless the City Council grants an Extended Construction Hours request. As these construction noise impacts are significant and unavoidable without City approval of extended hours, a Statement of Overriding Considerations has been prepared. Conditions of Approval require that the Applicant implement the Mitigation Measures as contained in the Mitigation Monitoring and Reporting Program.

As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

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

The Project consists of a 6-story, up to 78-foot high, mixed-use residential and commercial development with two semi-subterranean levels, 309 residential units, and 5,600 square feet of retail space on a 2.23-acre site. There are 428 vehicle parking spaces in two semi-subterranean vehicle parking levels with additional at grade parking on the first floor, and 92 bicycle spaces. It is located at the intersection of two secondary arterials per the Circulation Element, Hannum Avenue and Buckingham Parkway, and is surrounded by office and high-density residential uses. The Project will result in the redevelopment of an underutilized site, with a high-density mixed-use development consistent with and allowed by the proposed land use designation and Comprehensive Plan zoning. Pedestrian and vehicular access is provided from the streetscape network and driveways meeting the minimum Zoning Code standards, from the various public rights-of way surrounding the site. Existing utilities will be removed, and new utilities will be provided in a manner and location that will accommodate the anticipated land use development. As the site is relatively large, it is absent of constraints for development. Based on review of the proposed comprehensive plan, the subject site is suitable for the requested zoning designation and anticipated land use development.

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

**Comprehensive Plan P2023-0218-CP**

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

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



1 The Project is planned and scheduled to be completed within two and one-half years and the  
2 Applicant will construct the Project in one phase. Construction is expected to begin in the first  
3 quarter of 2025 with full build-out and occupancy in the fourth quarter of 2027.

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

6 The Project's residential, commercial, landscaping, and outdoor seating features contribute to a  
7 desirable and stable environment and is consistent with the surrounding office and high-density  
8 housing area. The landscape and streetscape design are key elements that help promote a more  
9 livable, accessible, and vibrant neighborhood. Along Buckingham Parkway, pedestrian level front  
10 porches and landscaped entrances to rowhouse style apartments add to the residential  
11 environment that exists across the street. At the corner of Buckingham Parkway and Hannum  
12 Avenue and along Hannum Avenue, outdoor seating and sidewalk trees and shrubs compliment  
13 the office/commercial nature of areas west and north of the Project Site. These elements revitalize  
14 the Project Site and add to the overall residential stability to the east and southeast by providing  
15 309 new, permanent apartments for households wishing to locate in the Project vicinity. For the  
16 new residents living in the Project, amenities such as community rooms, outdoor decks and pools,  
17 parking, and bicycle parking further the intent to create a space for permanent and sustained  
18 residency.

19 The Project site plan includes several sustainability features such as drought tolerant landscaping,  
20 compliance with Culver City Green Building Program's Design to the Equivalent Standards of LEED  
21 Certification requirement, California Green Building Code's mandatory requirements, EV and  
22 bicycle parking, and a transportation center with public transit information.

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

25 Present surrounding uses are high density apartments and condominiums to the east and  
26 southeast and commercial and office buildings to the west and north. The current uses will continue  
27 with potential additional high density mixed uses and standalone residential developments to the  
28 west and north. This is due to the adopted and certified Housing Element's preferred density of  
29 100 dwelling units per acre (du/a) and proposed multi-family housing in those areas of Fox Hills  
that currently prohibit housing. In addition, the draft General Plan Land Use Element designates  
this site and surrounding existing non-residential portions of Fox Hills as Mixed-Use High and  
Mixed-Use Medium with base densities of 100 du/a and 65 du/a respectively. The Project and the  
PD 18 Zone's allowed uses and standards are consistent with the Housing Element and draft Land  
Use Element, thereby implementing these housing and planning policy and long-range planning  
documents. Thus, Project is beneficial to surrounding current and future uses.

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

33 The Project's Draft and Final EIRs includes Appendix I: the Gibson August 2023, Transportation  
34 Study. The Study found the Project: is consistent with the City plans, programs, ordinances, and  
35 policies, and would not result in geometric design hazard impacts; will not result in a significant  
36 VMT impact, and no mitigation measures are required; provides adequate internal circulation to  
37 accommodate vehicular, pedestrian, and bicycle traffic without impeding traffic movements on City  
38 streets; driveways are designed to avoid safety hazards for pedestrians, bicyclists, or motorists;

incorporates pedestrian and bicycle-friendly designs, such as bicycle parking and improved sidewalks; will satisfy the CCMC bicycle parking requirements; and construction activities occur outside of the commuter morning and afternoon peak hours to the extent feasible and does not result in significant traffic impacts. A Construction Management Plan will ensure that construction impacts are less than significant.

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

As noted in Finding C above, surrounding areas include high density apartments and condominiums to the east and southeast and commercial and office buildings to the west and north. The Project design accommodates high density housing at 100 du/a as compared to the residential uses across the street that are designed at 70 du/a and 50 du/a. Like the existing residential areas, the Project incorporates internal landscaping and open spaces for Project residents. As a mixed used development with ground floor commercial uses and outdoor seating along Hannum Avenue, the commercial portion is compatible with commercial and office uses to the west and north of the Site. Further, the development includes balconies and open decks visible from Hannum Avenue, similar to existing residential decks and balconies across the street that are also visible. Based on review of the proposed comprehensive plan, the site is suitable for the requested general plan and zoning designations and anticipated land use development.

**F. The types and locations of any proposed commercial development can be economically justified.**

The 5,600 square foot commercial space and additional 1,300 square feet of outdoor dining space at the corner of Hannum Avenue and Buckingham Parkway can accommodate one or more small restaurants or food retail businesses combined with a potential retail use. The commercial space is located at the intersection of the residential and office commercial uses at the corner of Hannum Avenue and Buckingham Parkway, thereby providing a retail/restaurant amenity for existing commercial and residential users and future Project residents.

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

A concurrent General Plan Map amendment is in process that will change the Land Use designation from Regional Center, that does not support housing, to General Corridor, that does support housing through mixed use. With the site's General Corridor designation, the PD18 Zone and Comprehensive Plan will be in conformance with the General Plan.

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

As noted in Finding C above, the Project's base 100 du/a density is consistent with the adopted and certified Housing Element's preferred density of 100 du/a and proposed multi-family housing in those areas of Fox Hills that currently prohibit housing. In addition, the draft General Plan Land Use Element designates this site and surrounding existing non-residential portions of Fox Hills as Mixed-Use High and Mixed-Use Medium with base densities of 100 du/a and 65 du/a respectively. Adoption of the Comprehensive Plan's maximum height is 78 feet, above the 56-foot height limit. However the Project includes 27 Very Low-Income units and the City is required to grant a height concession, if requested by the developer, consistent with State Density law. No other exceptions from standards of the Zoning Code are incorporated into the Comprehensive Plan.

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

Review of the Project by the City's Public Works Department has determined that the proposed utility services and existing utilities that will serve the site are adequate for the proposed uses.

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

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

**Density and Other Bonus Incentives P2023-0218-DOBI**

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

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

With the concurrent approval of the General Plan Land Use and Zoning Code Map amendments, the project will be compatible with General Corridor land use designation and the PD18 Zone that implements the mixed-use standards and allowed uses stated in the Project's Comprehensive Plan. The application includes a concession to allow the Project height of 78 feet, above the 56-foot height limit, to ensure construction of the 27 Very Low-Income units, as required under State Density Law.

The land use and zoning code redesignations are consistent with General Plan Land Use Element Objective 25 that calls for protection and enhancement of residential and commercial uses in the Fox Hills area. The redesignation includes development standards such as setbacks and landscaping, that lessen the potential for massing impacts on nearby residential uses and as a mixed-use project, there is a commercial component. The redesignations are consistent with Land Use and Housing Element Objectives 2 and 3 that encourage creation of housing supply and creation of affordable housing because the new designation and zoning will allow the creation 309 new dwelling units, 27 of them affordable. The Project design, as noted above in previous Findings, is compatible with surrounding commercial and high-density housing as called for in Housing Element Policy 2.C that promotes mixed use residential developments that are compatible with nonresidential uses in the area. The Project implements Housing Element Policy 3.A because it involves granting a density increase and relief from the Zoning Code required height limit. Overall the Project implements the Housing Element quantified objectives and Regional Housing Needs Assessment (RHNA) 6<sup>th</sup> Cycle, 2021 to 2029

These density increases are consistent with expected development thresholds and build-out projections as delineated in SCAG's Connect SoCal 2020 (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy), the SCAG/HCD Regional Housing Needs Assessment 6<sup>th</sup> Cycle, 2021 to 2029, and the SCAQMD 2022 Air Quality Management Plan (AQMP).

**B. The project will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.**

1 The Site provides adequate onsite pedestrian and vehicular circulation and complies with Zoning  
2 Code, Comprehensive Plan, and State Density Law requirements. Potential off or on-site  
3 circulation hazards are reduced because the Project provides adequate space, surface area, and  
4 pedestrian and vehicle paths and driveways to ensure elimination of conflicts between Project  
5 residents and surrounding commercial and residential developments. Adequate sidewalks,  
6 residential only lobbies with elevators, and interior courtyards and walkways ensure pedestrian  
7 access is separated from the Project's ground floor commercial space. The use and enjoyment of  
8 neighboring developments are not negatively impacted or interfered with, as the new ground floor  
9 commercial space will add to the existing commercial uses to the west and north of the Project  
10 Site. The residential portion will complement the existing high-density housing east and southeast  
11 of the Project Site.

12 The height concession will not be detrimental to the public interest, health, safety, and general  
13 welfare because such relief of the code requirement, allowed under State Density Bonus Law,  
14 facilitates construction of 27 Very Low-Income units. The provision of these units is necessary to  
15 achieve Culver City's housing needs and the regional housing needs as directed by the 6<sup>th</sup> RHNA  
16 Cycle.

17 The Project replaces an underutilized commercial office development with a new mixed-use  
18 development that includes affordable residential units. The conditions of approval, the EIR required  
19 mitigations, and compliance with all CCMC requirements and other City standards and guidelines  
20 will ensure the Project will not be a detriment to the public interest, health, safety, or general  
21 welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which  
22 the property is located. The use of the State Density Bonus Law density increase complements  
23 any future mixed-use projects in the Fox Hills area that may seek to increase their density in similar  
24 fashion. Further, by increasing housing density on the site and providing 27 Very Low-Income  
25 housing units, the Project will be in the best interest of the public health, and general welfare.

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

28 The site is in an existing urbanized neighborhood and is currently an office development. Public  
29 facilities to the site exist and will be upgraded, augmented, and/or replaced as required by project  
conditions. City review of the Project did not determine that upgrades to the existing facilities could  
not be achieved. Further, the existing and proposed public service facilities necessary to  
accommodate the Project such as: the width and pavement of the adjoining streets, traffic control  
devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection  
devices, and public utilities are provided for adequately as confirmed by the City agencies that  
reviewed the Project during the interdepartmental review process. Finally, the Project will upgrade  
an underutilized office development with high-density mixed-use project.

30 **D. Adequate evidence exists to ensure that the development of the property would result in  
31 the provision of affordable housing in a manner consistent with Government Code, Section  
32 65915, or as may be amended, and the purpose and intent of this Title.**

33 The Project's base density per the concurrent approval of the Comprehensive Plan standards is  
34 223 units. Based on State Density Bonus Law, the applicant is requesting a 38.75% density  
35 increase in return for inclusion of 27 very low-income households. The Project proposes a density  
36 increase of 86 units for a total of 309 units. The Project's 27 very low-income units will be  
37 covenanted for 55 years for very low-income households. The covenant requiring affordability for

1 55 years will be a Project condition. Adequate evidence exists to ensure that the development of  
2 the Project site will result in the provision of affordable housing in a manner consistent with  
Government Code, Section 65915.

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

5 The Project will result in 309 units with 27 of those units covenanted for 55 years for very low-  
6 income households. The covenant requiring affordability for 55 years will be a Project condition  
7 and will be administered by the City's Housing Division to ensure compliance with State affordable  
8 housing law including residents of these units meeting very low-income criteria. Certificates of  
Occupancy will not be granted until covenants are recorded with the County and the Housing  
Division approves the selection process for the tenanting of the Affordable units.

9 **Extended Hours Request**

10 A separate Extended Hours Request resolution with findings, Resolution No. 2024-P006, is being  
11 processed with this entitlement.

12 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of  
13 the City of Culver City, California, hereby recommends the City Council approve Comprehensive Plan,  
14 Density and Other Bonus Incentives, General Plan Map Amendment, and Zoning Code Map  
15 Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA, subject to: the Comprehensive Plan dated May  
16 9, 2024 and reviewed by the Planning Commission on July 10, 2024; the conditions of approval set  
17 forth in Exhibit A, attached hereto and incorporated herein by this reference; applicable code  
18 requirements set forth in Exhibit B attached hereto and incorporated herein by this reference, the  
19 proposed General Plan Map set forth in Exhibit C, attached hereto and incorporated herein by this  
20 reference, and the proposed Zoning Code Map set forth in Exhibit D, attached hereto and incorporated  
21 herein by this reference. The Comprehensive Plans, and Exhibits A, B, C, and D, are collectively  
22 referred to as "Project Requirements."  
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24 SECTION 3. The Project Requirements are hereby imposed on the proposed mixed-use  
25 Comprehensive Plan development at 5700 Hannum Avenue.  
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1 APPROVED and ADOPTED this 10<sup>th</sup> day of July, 2024.

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4 STEPHEN JONES - CHAIRPERSON  
5 PLANNING COMMISSION  
6 CITY OF CULVER CITY, CALIFORNIA

7 Attested by:

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9 RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK  
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EXHIBIT A  
 RESOLUTION NO. 2024-P005  
 Comprehensive Plan, Density and Other Bonus Incentives, General Plan Map Amendment,  
 and Zoning Code Map Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA  
 5700 Hannum Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works; Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, 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.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6-inch high by 6-inch-wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by	Public Works; Fire; Current Planning	Standard	



EXHIBIT A  
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 and Zoning Code Map Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA  
 5700 Hannum Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	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.			
6.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.	Public Works	Standard	
7.	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	
8.	A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.	Public Works	Standard	
9.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works	Standard	
10.	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	
11.	Project shall remove and replace all existing sidewalk along the project's frontage. All new sidewalks shall be ADA compliant.	Public Works	Standard	

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 5700 Hannum Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
12.	If existing streetlights are to be disabled for any reason during construction, 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	Standard	
13.	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	Standard	
14.	All street signs and existing painted curb fronting the site shall be replaced and refreshed before completion of the project.	Public Works	Standard	
15.	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; Removal of any street trees will require replacement at 2:1 ratio; The Project shall grind and overlay 2-inches the half width of Buckingham Parkway along the project's frontage. Asphalt pavement shall be rubberized; The Project shall install a new ADA curb ramp at Buckingham Parkway/Hannum Avenue. If necessary, the project shall dedicate enough land to the City to accommodate this corner cut off; For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced; The proposed driveway apron on Hannum Avenue shall be ADA compliant. This may require dedicating and easement to allow pedestrian access onto private property or lowering the driveway apron to street level.	Public Works	Standard	
16.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.</p> <p>The Project shall incorporate all of the Mobility and Transportation Demand Management Plan features as detailed in the Comprehensive Plan for Planned Development 18 (PD18), dated May 9, 2024.</p>	Transp; Public Works; Planning	Standard	
17.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and	All Depts	Standard	

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	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.			
18.	A City approved covenant shall be executed by the owner of each residential unit within a mixed-use development and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed-use development and that commercial activities are permitted pursuant to the regulations of the City's municipal code.	Current Planning	Standard	
19.	A soils report shall be submitted for reviewed during the plan check process by the City's third-party plan review consultant.	Building Safety	Standard	
20.	The Applicant shall provide a copy of a title search to Building Safety to indicate any easements.	Building Safety	Standard	
21.	A 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 as part of the CMP.	Building Safety	Standard	
22.	Building Safety reserves the right to adjust allowed construction staging areas during the project, or apply administrative assessments, or 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	
23.	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	
24.	The Project shall comply with SB 7 for submeters, operations, and maintenance. A letter shall be provided to the Building Safety Division attesting to this.	Building Safety	Standard	
25.	The Project is subject to the following Fire related conditions:  a. The Project shall provide an NFPA 13 fire sprinkler system throughout all portions of this project; density shall meet minimum requirements by occupancy classifications; parking garage shall be Ordinary hazard Group II minimum density; a DDCA	Fire	Standard	

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	<p>and other exterior fire sprinkler system equipment shall be installed per Golden St Water Company and Culver City Fire Department with the Planning Department screening requirements.</p> <p>b. Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement.</p> <p>c. In Buildings where the floor level of the highest <u>story</u> is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access the Project shall 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 feet of stream.</p> <p>d. 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).</p> <p>e. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2022 CFC Appendix B. Plans shall show the location of all hydrants within 300 feet of the property.</p> <p>f. The Project addresses shall be viewable from the public way.</p> <p>g. The Project shall provide fire sprinkler monitoring and fire alarm system per 2022 NFPA 72, fire monitoring system shall be separate from the security system. The Project shall provide audible visual devices per NFPA 72 public mode. Comply with Ch. 5 of 2019 CFC Emergency Responder Radio Coverage.</p> <p>h. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of the building or exterior wall of the first story of the building is located more than 150 feet</p>			

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	<p>from fire apparatus access as measured by an approved route around the exterior of the building (CFC 902.2.1). Additional fire department access is required to reach within 150' of each building.</p> <p>i. All fire Lane locations 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. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000-pound apparatus</p> <p>j. Trash areas within five feet of the building shall be protected by fire sprinklers.</p> <p>k. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment; foam products are prohibited.</p> <p>l. Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements.</p> <p>m. The Project shall provide Knox Box and/or Knox key switches and motorized access gates shall have 'Knox' key switches.</p> <p>n. The Project shall provide fire extinguishers, size, location, and type shall be approved by Fire Marshal.</p> <p>o. The Project shall provide access for emergency fire and medical personnel as follows: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.</p> <p>p. 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.</p>			

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	q. All emergency lights and exit lights shall have self-contained battery backup power.			
26.	Processing of a master sign program pursuant to Chapter 17.330 of the Zoning Code is required prior to Certificate of Occupancy.	Planning	Standard	
27.	All Common and private spaces, storage rooms, amenities, bicycle related rooms, and commercial open spaces shall be maintained for the life of the development.	Planning	Standard	
28.	The Project shall coordinate with Metro transit operations staff on any necessary closures, detours, and/or route changes that may be required as a result of construction activities because the bus stop adjacent to the project at Buckingham Parkway and Hannum Avenue is served by Metro buses	Transp	<b>Special</b>	
29.	During Construction and Unless otherwise approved during review of the Construction Management Plan, One lane of traffic in each direction must be maintained along Buckingham Parkway at all times; The Project shall provide sidewalk along the west side of Buckingham during construction; Parking along the east side of Buckingham Parkway shall be maintained at all times; The Project shall follow the following Haul Routes – Northbound 405 inbound change route to exit Jefferson, turn right, then right on Slauson, then right on Hannum.	Public Works	<b>Special</b>	
30.	If tiebacks are used in the public right-of-way, they shall be de-tensioned at 20 feet below grade and removed. Any soldier beams in the public right-of-way shall be removed up to 5 feet below grade.	Public Works	<b>Special</b>	
31.	Pursuant to Public Works review and approval, the Project shall design the parking lane along Buckingham Parkway in a manner to ensure installation of the City's Bicycle and Pedestrian Action Plan future Class IV (protected) Bike lane.	Public Works	<b>Special</b>	
32.	The applicant shall include green street features along the Hannum Ave/Buckingham Pkwy frontage of the project site, in accordance with the City's Stormwater Quality Master Plan. ( <a href="https://www.culvercity.org/City-Projects/Stormwater-Quality-Master-Plan-SWQMP">https://www.culvercity.org/City-Projects/Stormwater-Quality-Master-Plan-SWQMP</a> ) and should be developed during plan check/construction documents.	Public Works; EPO	<b>Special</b>	
33.	Final design of refuse enclosures and a required waste management plan shall be approved prior to Building Permit issuance.	Public Works; EPO	Standard	

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34.	A covenant and agreement, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney, reserving for a period of 55 years commencing with the first day being the date of recordation with the County of Los Angeles, 27 units within the development for individuals or families or households meeting very low income levels as established by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City affordable housing criteria, 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 and the Housing Authority. The 55-year requirement shall remain in place even if the project is modified from a rental project to a for-sale project.	Housing; Current Planning	<b>Special</b>	
35.	The Housing Authority shall create a process which the applicant shall abide by for selection of renters (or purchasers) for the 27 very low-income units. The Housing Authority shall confirm eligibility of all selected applicants.	Housing; Current Planning	<b>Special</b>	
36.	The Housing Authority shall administer the covenant that guaranties the project's 27 very low-income units for households meeting appropriate income levels. Administration shall include but not be limited to assuring compliance with Federal, State, County, and Culver City affordable and workforce housing criteria and regulations including maximum rent that can be paid and distribution of type of income restricted units that are consistent with types of market rate units.	Housing; Current Planning	<b>Special</b>	
37.	The Project development standards and allowed uses is subject to Comprehensive Plan, P2023-0218-CP and PD18.	Current Planning	<b>Special</b>	
38.	A Conformance Review shall be required for the ground floor commercial space with regard to outdoor dining.	Current Planning	<b>Special</b>	
39.	A detailed Commercial and Residential Delivery and Drop Off Pick Up plan shall be submitted to Current Planning for review.	Current Planning	<b>Special</b>	
40.	Scaled and dimensioned plans indicating all private and common open space areas that are consistent with areas noted in the CP shall be included on Building	Current Planning	<b>Special</b>	



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	Permit plans and provided separately to Current Planning for review and approval.			
41.	Future conversion of portions of the residential lobby to commercial / retail uses are permitted pursuant to approval of a staff level conformance review and building permits required to relocate demising walls. With any partial conversion, a separate residential lobby shall be maintained.	Current Planning	Special	
42.	The project shall design and incorporate an onsite micro mobility parking zone that is accessible to the public for the parking of e-scooters, shared bikes, and/or other micro mobility devices.	Current Planning	Special	
43.	The Project construction hours shall be consistent with the City Council approved Extended Hours request	Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
44.	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	
45.	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	City Attorney	Standard	

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	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.			
46.	<p>A Comprehensive Construction Management Plan (CMP) shall be submitted to Building &amp; Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</p> <p>b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p>	All Depts	Standard	

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	<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> <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</p>			

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	<p>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>			

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<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
47.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning; Parks & Rec	Standard	
48.	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	Building	Standard	

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	within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division ( <a href="mailto:building.safety@culvercity.org">building.safety@culvercity.org</a> ). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).			
49.	<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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
50.	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	
51.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
52.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building; Public Works	Standard	
53.	<p>The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.</p> <p>In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been</p>	Building	Standard	

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	eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.			
54.	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	
55.	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	
56.	Hours of construction shall be limited to the City Council Approved Extended Hours Request and Planning Commission Resolution No. 2024-P006.	Building; Public Works	<b>Special</b>	
57.	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	
58.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of</p>	Building; Current Planning	Standard	

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	<p>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>			
59.	<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	.

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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
60.	<p>All provisions, and requirements set forth in these Conditions of Approval, in the Ordinance and Resolutions approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on October 19, 2023 at the Project Review Committee meeting on the Land Use Permit application, and subsequent comments with additional project resubmittals, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.</p>	All	Standard	



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61.	<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	
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 signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
64.	<p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <ul style="list-style-type: none"> <li>a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq.,</li> <li>b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq.,</li> <li>c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq.,</li> <li>d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.</li> <li>e. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.</li> </ul>	All	Standard	

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65.	The use and development of the Property shall be in substantial conformance with the plans and materials	Current Planning	Standard	

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<b>ON-GOING</b>				
	submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on July 10, 2024, and the City Council on [insert date], excepted as modified by these Conditions of Approval.			
66.	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	
67.	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	
68.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
69.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
70.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works; Current Planning	Standard	
71.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the Comprehensive Plan and the PD18 Zone.	Current Planning	Standard	
72.	All mitigation measures set forth in the Project's Draft and Final Environmental Impact Report relating to the Project and Planning Commission Resolution No. 2024-P004 (including any reports of the type	Current Planning	Standard	

EXHIBIT A  
 RESOLUTION NO. 2024-P005  
 Comprehensive Plan, Density and Other Bonus Incentives, General Plan Map Amendment,  
 and Zoning Code Map Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA  
 5700 Hannum Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
	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. Further, mitigation measures that are more restrictive than standard conditions listed herein shall supersede those conditions.			

GLOSSARY OF ABBREVIATIONS

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

**EXHIBIT B**  
**STANDARD CODE REQUIREMENTS**  
Project Subject to some or all Code Requirements as determined by the City  
5700 Hannum Avenue

<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	A separate CUP shall be required for a bar or microbrewery that is not a restaurant and a separate AUP shall be required for restaurants selling onsite alcohol.	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.	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		
10.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
11.	Each dwelling unit shall be equipped with its own individual water meter.	Building		

**EXHIBIT B**  
**STANDARD CODE REQUIREMENTS**  
Project Subject to some or all Code Requirements as determined by the City  
5700 Hannum Avenue

<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
12.	The Project shall be reviewed under the building code edition adopted when Building and Safety receives an application and plan check fees are paid, with the associated complete plan and supporting documentation set.	Building		
13.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
14.	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		
15.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works		
16.	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		
17.	Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration, and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks".	Public Works		

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**STANDARD CODE REQUIREMENTS**  
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<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
	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.			
<b>18.</b>	This project proposes to redevelop property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted. This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP.	Public Works		
<b>19.</b>	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted	Public Works		
<b>20.</b>	Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of the Building permit.	Public Works		
<b>21.</b>	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		
<b>22.</b>	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	Public Works		

**EXHIBIT B**  
**STANDARD CODE REQUIREMENTS**  
Project Subject to some or all Code Requirements as determined by the City  
5700 Hannum Avenue

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.			
23.	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		
24.	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		
25.	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		
26.	<p>The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:</p> <p>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</p> <p>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</p> <p>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:</p> <p>i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit;</p> <p>ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City;</p> <p>iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any</p>	City Attorney		



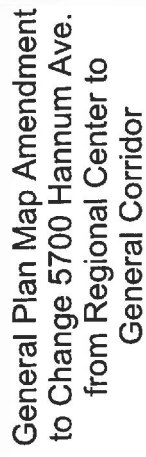
EXHIBIT B  
STANDARD CODE REQUIREMENTS  
Project Subject to some or all Code Requirements as determined by the City  
5700 Hannum Avenue

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	<p>of the smoking laws while anywhere on the property; and</p> <p>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</p> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>			
27.	<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> <p>a. An as-built grading plan prepared by the Civil Engineer.</p> <p>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.</p> <p>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.</p>	Public Works		
28.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
29.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
30.	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

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General Plan Map Amendment - 5700 Hannum Avenue



5



INFORMATION TECHNOLOGY DEPARTMENT  
GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD  
CULVER CITY, CA 90232  
TEL: 310-253-5976

## EXHIBIT D

Zoning Code Map Amendment - 5700 Hannum Avenue



Zoning Code Map Amendment  
to Change 5700 Hannum Ave.  
from CRB to  
Planned Development 18

PD 18 Zone:



CRB Zone:



CN Zone:



RHD Zone:



OS Zone:



THE CITY OF  
CULVER CITY



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