

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
11224 Venice Boulevard, Shell Station Automated Carwash: The project consists of a Conditional Use Permit (P2015-0100-CUP) for the construction and operation of an automated drive-through carwash (864 sq. ft.), and will also include an attached convenience store (2,372 sq. ft.) and related site improvements, as well as modifications to an existing fueling station.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
11224 Venice Boulevard (between Tuller Avenue and Sepulveda Boulevard)		Tesoro Refining & Marketing Co. LLC 19100 Ridgewood Parkway San Antonio, TX 78259
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI ☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment -Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other: Administrative Modification		
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Categorical Exemption ☒ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report	
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☒ Notice of Intent to Adopt (21 days prior to decision) ☒ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 11/18/15	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: 11/18/15	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 11/18/15	☐ City Council ☐ Commissions ☐ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Planning Commission and Public Notification email subscribers

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GENERAL INFORMATION:	
General Plan General Corridor	Zoning Commercial Neighborhood (CN)
Redevelopment Plan Former Component Area No. 4	Overlay Zone/District N/A
Legal Description APN's: 4213-019-010, 4213-019-011, 4213-019-012, and 4213-019-031	Existing Land Use Paved lot (previously a hydrogen fueling station) and fueling station (Shell) to remain

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	C2-1	General Commercial uses, vacant land (City of Los Angeles)
South	CG	Multi-Tenant Commercial Center (primarily Vehicle Service and Repair uses)
East	CG	Vacant Land, General Commercial uses
West	N/A	Tuller Avenue and I-405 Freeway

*Note: All adjacent uses noted are beyond existing public streets or an alley, as the site is bound by public right-of-ways on all sides.

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	23,490 s.f.	NA	NA
Building Coverage:	3,150 s.f. (canopy)	8,196 s.f. (incl. canopy)	NA
Landscaped Area:	±1,500 s.f.	±2,480 s.f.	NA

<u>Parking</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	3	15	15
Handicapped	0	1 (of 15)	1 (of 15)
Total:	3	15	15

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
	20 ft., 6 in. (canopy)	22 ft., 8 in.	43 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front (Venice Bl)	N/A	16 ft., 6 in.	0 ft.
Rear (alley)	N/A	11 ft., 6 in.	2 ft.
Side (east)	N/A	8 ft., 6 in. (interior lot line)	0 ft.
Side (west)	N/A	19 ft., 3 in.	0 ft.

ESTIMATED FEES:			
☐ New Development Impact Fee: TBD	☒ School District: TBD	☒ Plan Check: TBD	
☐ In Lieu Parkland Fee: TBD	☒ Art: TBD	☒ Sewer: TBD	
INTERDEPARTMENTAL REVIEW:			
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on June 12, 2014 and October 22, 2015. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.			
ART IN PUBLIC PLACES:			
The project is subject to the City's Art in Public Places Program. Public art or a payment in-lieu shall be provided per current Ordinance.			