

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
P2019-0104-ASPR, P2019-0104-AUP Planning Commission consideration of an Administrative Site Plan Review (SPR), and Administrative Use Permit (AUP) request, to allow a 9,847 s.f. addition to a creative office building spanning two adjoining commercial lots currently developed with a 7,500 s.f. building that will result in a total of 17,208 s.f. three-story building with mezzanine to include on-site improvements such as a parking lot restriping, new parking stackers, and new hardscape/landscape, at 3516 Schaefer Street. .		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3516 Schaefer Street		Redcar Properties 2341 Michigan Ave. Santa Monica, CA 90404
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 (Class 32) ☐ 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: 8/7/19	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: 8/21/19	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: 8/16/19	☒ Culver City News	☐ Other:
Courtesy Date: 8/23/19	☐ 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 Industrial	Zoning General Industrial (IG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lots 320 & 321 of Tract No. 4161	Existing Land Use Commerical/Industrial

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	Industrial
South	IG	Creative office
East:	IG	Industrial
West	IG	Industrial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	10,800 s.f.	NA	NA
Building Area (E)	7,500 s.f.	NA	NA
Building Addition	NA	9,338 s.f.	NA
Building Area (P)	16,839 s.f.		

Parking:

Standard	0	5	5
Handicapped	0	2	2
Parking Stacker	0	16	16
Tandem Parking	0	4	4
Total:		27	27

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story	3 story/ 43 ft.	3 story/43 ft. (maximum)

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	5 ft.	5 ft.
Rear	NA	41 ft.	0 ft.
Side (north)	NA	0 ft.	0 ft.
Side (south)	NA	0ft.	0 ft.

ESTIMATED FEES:			
☒ New Development Impact Fee	☒ 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 6, 2019. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.			
ART IN PUBLIC PLACES:			
The project will not be subject to the City's Art in Public Places Program.			