

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Beyond Hello. Conditional Use Permit, P2021-0276-CUP, to allow a Cannabis Retailer-Storefront in a new, single story, 3,824 square foot building with 11 surface parking spaces.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3800 Sepulveda Boulevard Culver City, CA 90230		Tom Dougherty, C/O Jushi Holdings 301 Yamato Road Boca Raton, FL 33431
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Modifications (parking) ☐ 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:		
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 or ☒ Mitigated Negative Declaration ☐ Environmental Impact Report, Type:	
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: 06/22/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☒ Other: Beyond 500' radius (2,500')
Posting Date: N/A	☐ Onsite ☐ Offsite	☐ Other:
Publication N/A	☐ Culver City News	☐ Other:
Courtesy Date: 06/22/2022	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other: West Washington
GENERAL INFORMATION:		
General Plan: General Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: CSO
Legal Description A portion of Lot 15 of a Partition of Pedro Talamantes 120.71 Acres allotted from the Ranch La Ballona as shown on Clerk Filed Maps 187 (SCC 7078)		Existing Land Use Vacant/Empty Lot; Previous Gas Station

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Location	Zoning	Land Use
North:	Los Angeles C2-1	Venice Boulevard, with commercial uses beyond
East:	Culver City CG	Commercial uses including a car wash, with a church and residential uses beyond
South:	Culver City CG	Commercial uses including a fast-food restaurant, with a nursery beyond
West:	Culver City CG	Sepulveda Boulevard, with a Shell gasoline service station beyond

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	0.3 acres.	Same	No Requirement
Lot Coverage	0%	29.3%	No Requirement
Building Area	0 sf	3,824 sf	No Requirement
Building Height	0 f	32.25 f	56 f max
Building Setback; Front/West	0 f	16.96 f	None Required
Building Setback; Rear/East	0 f	11.25 f	None Required
Building Setback; Side/North	0 f	7.5 f	None Required
Building Setback; Side/South	0 f	66.85 f	None Required

Parking Data	Areas (SF)	Required/Factor	Required	Provided
Retail Space Ground Floor	3,824	1/350 SF	11	11

ESTIMATED DEVELOPMENT FEES:		
☐ New Development Impact: N/A (Less than 5,000 sf) ☐ In Lieu Parkland: N/A (No proposed housing)	☐ Affordable Housing Commercial Development Impact: N/A (less than 10,000 sf) ☒ Art in Public Places:	☒ Mobility: \$57,054.08 3,824 sf X \$14.92/sf = \$57,054.08
Note: Other departments may assess other fees during the approval process.		
INTERDEPARTMENTAL REVIEW:		
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.		
ART IN PUBLIC PLACES:		
TBD		