

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
9919 Jefferson Boulevard, Nantworks Office/Laboratory and Parking Structure: The project consists of a Site Plan Review (P2016-0139-SPR), Administrative Use Permit (P2016-0139-AUP), and an Administrative Modification (P2016-0139-AM) for the construction of a new three-story office/laboratory building and detached five-level parking structure, as well as associated site improvements.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
9919 Jefferson Boulevard (between Duquesne Avenue and Leahy Street/ College Boulevard)		Gruen Associates (Lance Jacky) 6330 San Vicente Boulevard, Suite 200 Los Angeles, CA 90048
PERMIT/APPLICATION TYPE:		
☒ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☒ Administrative Modification ☐ 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 ☐ Administrative ☒ Planning Commission ☐ City Council		☐ Public Meeting ☐ Administrative ☐ 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: 10/05/16	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: 10/05/16	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 10/05/16	☐ 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: Light Industrial	Zoning: Industrial General (IG)
Redevelopment Plan Former Component Area No. 4 (Exp. 11/23/20129)	Overlay Zone/District N/A
Legal Description 4207-031-018, 4207-031-019	Existing Land Use Vacant land (sporadically used for temporary parking)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	OS	Ballona Creek
South	IG	One & multi-story storage and office uses
East:	IG	One-story office and radio studio uses (NPR facility)
West	IG	One- & two-story light industrial and office uses

*This table considers Jefferson Boulevard to travel in an east/west direction

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	84,153 s.f./1.9 ac	NA	NA
Building Coverage:	0 s.f.	52,596 s.f.	NA
Building Size:	0 s.f.	62,558 s.f. (total)	N/A
Parking Size:	0 s.f.	124,230 s.f. (total)	N/A
Landscaped Area:	0 s.f/ N/A	13,500 s.f.	N/A

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	236	179
Tandem	0	108 (54 pairs)	N/A
Handicapped	0	7 (of 236)	7 (of 179)
Total:	0	344 (surplus of 165)	179

Building Height:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Office/Lab	N/A	3 story/47 ft., 3.5 in.*	43 ft. (allowable maximum)*
Parking Structure	N/A	5 level/43 ft., 2 in.*	43 ft. (allowable maximum)*

*Increase of 10% (4'-3 1/2") requested via Zoning Code provisions of Administrative Modification process

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	N/A	8 ft., 3 in. (office/lab)	5 ft.
Rear	N/A	7 in. (parking)	0 ft.
Side (east)	N/A	5 ft., 1 in. (office/lab)	0 ft.
Side (west)	N/A	25 ft., 8 in. (office/lab)	0 ft.
Side (east)	N/A	1 ft., 2 in. (parking)	0 ft.
Side (west)	N/A	4 ft., 3 in. (parking)	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 November 12, 2015 and September 8, 2016. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.

ART IN PUBLIC PLACES:

The project is required to comply with the City's Art in Public Places Program.