

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Grand View Apartments Site Plan Review, SPR P-2014186; Density Bonus and Other Bonus Incentives, DOBI P-2014187; and Administrative Use Permit, AUP P-2014185		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4025 Grand View Boulevard Culver City, CA 90066		Tony Pleskow for Grandview Development LP 218 North Canon Drive Beverly Hills, CA 90210 (310) 577-9300
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, Class 32 ☐ 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: 1/6/16	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 1/6/16	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 1/6/16	☒ City Council ☐ Cable Crawler ☒ Commissions ☒ Master Notification List ☐ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:
GENERAL INFORMATION:		
General Plan: Medium Density Multiple Family	Zoning: Medium Density Multiple Family Residential (RMD)	
Redevelopment Plan: N/A	Overlay Zone/District: N/A	
Legal Description: APN No. 4232-008-013	Existing Land Use: Former 20 Unit Mobile Home Park	

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ADJACENT ZONING AND LAND USES (Project North = Northbound Grand View Blvd)

Location	Zoning	Land Use
West:	Culver City CC	Vons Shopping Center.
East:	L.A. City R3-1	2-Story Multi-Family Housing.
North:	Culver City RMD	2-Story Multi-Family Housing.
South:	Culver City RMD	Residential Care Facility.

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	39,000 sq.ft.	Same	No minimum
Building Coverage:	N/A	29,101 Sq.Ft. (75%)	No maximum
Building Area:	N/A	57,831 Sq.Ft.	No maximum
Building Use:	Mobile Home Park	36-Unit Apartment Bld.	Residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	20	85	81
<i>Handicapped (Part of Total)</i>	N/A	4	4
Total:	20	85 (4 extra)	81

Building Height:	15 Ft.	37 Ft.	30 Ft. maximum
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Building Setbacks

Front	N/A	18.5 Ft.	18.5 Ft.
Rear	N/A	10 Ft	10 Ft
Side (L)	N/A.	4.5 Ft.	5 Ft.
Side (R)	N/A.	5 Ft.	5 Ft.

ESTIMATED FEES:

☐ New Development Impact	☒ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☒ In Lieu Parkland:	☒ Art: <u>TBD</u>	☒ Sewer: <u>TBD</u>

INTERDEPARTMENTAL REVIEW:

Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the SPR, DOBI, and AUP.

ART IN PUBLIC PLACES:

Fee Applies to Project