Attachment No. 3 **PROJECT SUMMARY**

APPLICATION TITLE & CASE NO:								
Site Plan Review and Administrative Use Permit (P2024-0246-SPR/AUP) to allow the construction of a 147-								
room hotel with ground floor restaurant spaces.								
PROJECT ADDI	RESS/LOCATION:	APPLICANT INFORMATION:						
11469 Jefferson	Boulevard	Verdant Culver City LLC						
		16530 Bake Parkway Suite 200						
		Irvine, CA 92618						
PERMIT/APPLIC	CATION TYPE:							
	Use Permit	☐ Tentative Parcel Map						
Conditional U		Tentative Tract Map						
=	e Site Plan Review	Lot Line Adjustment						
Site Plan Rev		Zoning Code Amendment - Text						
Administrative	Modification	Zoning Code Amendment -Map						
☐ Variance	Program	☐ General Plan Amendment - Text☐ General Plan Amendment - Map						
Master Sign F	Appropriateness	☐ Planned Unit Development						
Certificate of		Specific Plan						
DOBI	Other:							
APPROVAL BO		Public Meeting Administrative						
Administrative		Redevelopment Agency						
Planning Com	nmission	Other:						
City Council								
ENVIRONMENT	AL DETERMINATION AND NOTICIN	G:						
CEQA	Categorical Exemption	**						
Determination	☐ 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 NOTIFIC		Trotice of Availability 1 Trotice of Completeness						
Mailing	□ Property Owners	w/in 500' foot radius						
Date: 10/1/25	Occupants	w/in 500' foot radius / extended						
	Adjacent Property Owners & Occ							
Posting		Other:						
Date: 10/1/25								
Publication	☐ Culver City News	Other:						
Date: N/A Courtesy	City Council	☐ Press Release						
Date: 10/1/25	Commissions	HOA /Neighborhood Groups						
Date. 10/1/20	Master Notification List	Culver City Organizations						
	Culver City Website	Other:						
	Nextdoor/GovDelivery							
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PROJECT SUMMARY

GENERAL INFORMATION:								
General Plan				Zoning				
General Corridor			Commercial General					
Redevelopment Pla	n		Overlay Zone/District					
Area 4		N/A						
Legal Description			Existing Land Use					
Lots 30, 31, and 32 c	531	Commercial Shopping Center						
Location		Zoning	Land Use					
North		R1	Single Family Residences					
East		MU-2	General Retail					
South		MU-I	Personal Storage					
West		MU-2	Automotive Repair					
Lot Data		Existing	Proposed		Required/Allowed			
Lot Area		33,813 sq. ft.	No Change		N/A			
Building Coverage		38%	100%		N/A			
Building Data		Existing	Proposed		Required/Allowed			
Area		13,000 sq. ft.	109,800 sq. ft.		N/A			
Height		18 ft.	55 ft.		56 ft. maximum			
Setback; Front		54 ft.	0 ft.		O ft.			
Setback; Rear		0 ft.	2 ft.		2 ft.			
Setback; Side Right		0 ft.	0 ft.		O ft.			
Setback; Side Left		0 ft.	0 ft.		O ft.			
Parking								
Land Use	Area	Required Factor	Spaces Red	quired	Spaces Provided			
Automobile Parking		N/A	0		105			
5" 5 11	109,800 sq.							
Bike Parking	ft.	Short Term: 1/30 rooms	Short Term: 5		Short Term: 10			
		Long Term: 1/30 rooms	Long Term: 5		Long Term: 10			
ESTIMATED FEES:								
Mobility Fee: \$531,846 Affordable Housing: \$549,000 Plan Check: TBD								
New Development Impact: \$104,800 ☐ Art: TBD ☐ Sewer: TBD ☐ INTERDEPARTMENTAL REVIEW:								
Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project.								
Comments have been incorporated into the plans or were made part of the recommended conditions of								

approval.