

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
13463 Washington Boulevard, Costco Expansion: The project consists of a Site Plan Review (SPR P-2014160) for the demolition of an existing grocery store (63,213 sq. ft.) and the construction of an addition (31,023) to an existing retail warehouse store, modifications to an existing fueling station, and related site improvements.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
13463 Washington Boulevard (between Walnut Avenue and Glencoe Avenue)		Costco Wholesale 9 Corporate Park, Suite 230 Irvine, CA 92606
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 ☐ 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: 9/30/15	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: N/A	☐ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 9/30/15	☐ 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

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Regional Center	Zoning Commercial Regional Retail (CRR)
Redevelopment Plan Former Component Area No. 4	Overlay Zone/District Commercial Zero Setback Overlay
Legal Description APN 4236-029-009 and 4236-029-003	Existing Land Use Commercial structures, occupied by a retail warehouse store (Costco), grocery store, various commercial retail and vehicle serving uses

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	R1-1 and R2-1	Single- and Two-Family Residences (City of Los Angeles)
South	CG	Various Commercial (general office, retail, motel, etc.)
East	R1 and CG	Single Family Residences and Mixed-Use
West	R1-1 and C2-1- CDO	Single Family Residences and General Commercial uses (City of Los Angeles)

*Note: All adjacent uses are beyond existing public streets and the site is bound by public streets on all sides.

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	18.41 acres	NA	NA
Building Coverage:	225,086 s.f.	192,896 s.f.	NA
Landscaped Area:	±86,750 s.f.	±94,180 s.f.	NA

<u>Parking</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	1016	969	965
Handicapped	26	30 (of 969)	20 (of 969)
Total:	1042	969	965

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
	33 ft.	34 ft., 6 in.	56 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	455 ft.	370 ft.	15 ft.
Rear	30 ft., 4 in.	64 ft. (at addition)	60 ft.
Side (east)	435 ft.	397 ft.	60 ft.
Side (west)	39 ft.	97 ft. (at addition)	60 ft.

ESTIMATED FEES:		
☒ New Development Impact Fee: TBD	☒ 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 March 12, 2015 and July 23, 2015. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
ART IN PUBLIC PLACES:		
The project is subject to the City's Art in Public Places Program. Public art or a payment in-lieu shall be provided per current Ordinance.		