

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Site Plan Review and Administrative Use Permit P2021-0261-SPR/AUP to construct a new 11,100 square foot, four-story office building with at-grade tandem parking on a split-jurisdiction property partially in Culver City in the Commercial General (CG) zone and partially in the City of Los Angeles.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12300 Washington Boulevard		ODAA Architecture 3432 West Jefferson Boulevard Los Angeles, California 90018
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:
APPROVAL BODY:		
☒ Public Hearing ☐ Administrative ☒ Planning Commission ☐ City Council		☐ Public Meeting ☐ Redevelopment Agency ☐ Other: ☐ Administrative
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 32 ☐ 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: 5/18/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other:
Posting Date: 5/18/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 5/19/22	☐ City Council ☐ Commissions ☐ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other: Chamber of Commerce

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GENERAL INFORMATION:				
General Plan General Corridor		Zoning Commercial General		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 180 That Part in City of LA and That Part in Culver City Ex of St of the Culver Gardens Tract		Existing Land Use Commercial Office and Retail		
Location	Zoning	Land Use		
North	CG	Multi-Family Apartments		
South	City of LA	Multi-Family Apartments		
East	CG	Bar/Restaurant		
West	CG	Commercial Bank		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	12,030 sq. ft.	Same	N/A	
Building Coverage	25%	43%	N/A	
Building Data	Existing	Proposed	Required/Allowed	
Area	2,984 sq. ft.	11,100 sq. ft.	N/A	
Height	15 ft.	51 ft.	56 ft. maximum	
Setback; Front	0 ft.	0 ft.	0 ft.	
Setback; Rear	0 ft.	54 ft.	10 ft.	
Setback; Side Right	0 ft.	0 ft.	0 ft.	
Setback; Side Left	3 ft.	0 ft.	0 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
11,100 sq. ft. Office Building	N/A	One Space per 350 Square Feet GFA	32	32
Total			32	32
ESTIMATED FEES:				
☒ New Development Impact: \$6,100 ☐ In Lieu Parkland: N/A		☒ Affordable Housing Commercial Development Impact: TBD ☒ Art in Public Places: TBD		☐ Mobility: \$147,075
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:				
The Applicant has chosen to pay the in-lieu fee for art in public places. Total amount to be determined.				