

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
P2021-0171-SPR, P2021-0171-AUP, P2021-0171-AM Planning Commission consideration of Site Plan Review, Administrative Use Permit, and Administrative Modification to develop a 3-story, 16,900 sq. ft. Office Building on a 9,989 sq. ft. site located at 5861-5863 Washington Boulevard.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
5861-5863 Washington Boulevard		Maxam Properties 3805 Canfield Avenue Suite A Culver City, CA 90232
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 (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: 02/16/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: 02/18/22, 03/XX/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date:	☐ Culver City News	☐ Other:
Courtesy Date: 02/16/22	☐ 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

GENERAL INFORMATION:	
General Plan General Corridor	Zoning Industrial General (IG)
Redevelopment Plan N/A	Overlay Zone/District East Washington (-EW)
Legal Description Lots 244, 245, and 246 of Tract No. 6256 APNs 5065-016-005 and 5065-016-006	Existing Land Use Commercial (Auto Repair)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	RMD	Residential (Single Family Home)
South	IG	Industrial (Warehouse and Wholesale)
East:	IG	Commercial (Restaurant)
West	IG	Commercial (Office, Retail, Auto Repair)

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	9,989 s.f.	No Change	NA
Building Area	3,414 s.f.	16,900 s.f.	NA

Parking:			
Standard	Unknown	30	34 (Minimum)**
Handicapped	0	3	2 (Minimum)
EV	0	17*	17* (Minimum)
Compact Parking	0	10	12 (Maximum)**
Total:		43	48**

Notes: * Some Standard and Compact stalls double as EV stalls.

** Project requests Administrative Modification for reduction in number of parking stalls.

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story	3 stories/47'-3'	3 stories/43 ft. (Maximum)***

Note: *** Project requests Administrative Modification for increase in building height.

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	0 ft.	0 ft.
Rear	NA	2 ft. to 25 ft.	2 ft. to 25 ft.
Side (west)	NA	0 ft.	0 ft.
Side (east)	NA	0 ft.	0 ft.

ESTIMATED FEES:		
☒ New Development Impact Fee	☒ Affordable Housing Commercial Development Impact	☒ Mobility
☐ In Lieu Parkland Fee	☒ Art in Public Places	
Note: Other departments may assess other fees during the approval process.		
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase on April 2, 2020 and, following the application submittal, provided responses on August 12, 2021. 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. Applicant proposes public art onsite. Cultural Affairs approval is pending.		