

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 ADDRESS/LOCATION:		APPLICANT INFORMATION:
11469 Jefferson Boulevard		Verdant Culver City LLC 16530 Bake Parkway Suite 200 Irvine, CA 92618
PERMIT/APPLICATION TYPE:		
☒ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Modification ☐ 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 ☐ 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: 10/1/25	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other:
Posting Date: 10/1/25	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 10/1/25	☐ City Council ☐ Commissions ☐ Master Notification List ☒ Culver City Website ☒ Nextdoor/GovDelivery	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:

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GENERAL INFORMATION:				
General Plan General Corridor			Zoning Commercial General	
Redevelopment Plan Area 4			Overlay Zone/District N/A	
Legal Description Lots 30, 31, and 32 of Tract No. 17531			Existing Land Use 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.	0 ft.	
Setback; Rear	0 ft.	2 ft.	2 ft.	
Setback; Side Right	0 ft.	0 ft.	0 ft.	
Setback; Side Left	0 ft.	0 ft.	0 ft.	
Parking				
Land Use	Area	Required Factor	Spaces Required	Spaces Provided
Automobile Parking	109,800 sq. ft.	N/A	0	105
Bike Parking		Short Term: 1/30 rooms Long Term: 1/30 rooms	Short Term: 5 Long Term: 5	Short Term: 10 Long Term: 10
ESTIMATED FEES:				
☒ Mobility Fee: \$531,846		☒ Affordable Housing: \$1,049,125		☒ Plan Check: TBD
☒ New Development Impact: \$209,825		☒ 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.				