## 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	/erdant Culver City LLC					
		16530 Bake Parkway Suite 200					
Irvine		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							
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 Intent to Adopt (21 days prior to decision)						
	<ul><li>Notice of Determination (w/in 5 days of decision)</li><li>☐ Fish &amp; Game Certificate of Fee Exemption (w/in 5 days of decision)</li></ul>						
	☐ 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					
<b>Date:</b> 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 General Corridor		<b>Zoning</b> Commercial General						
Redevelopment Pla Area 4		Overlay Zone/District N/A						
Legal Description		Existing Land Use						
Lots 30, 31, and 32 of	531	Commercial Shopping Center						
Location	11401140. 17	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			
<b>Building Data</b>		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 Parking								
Land Use	Area	Required Factor	Spaces Red	quired	Spaces Provided			
Automobile Parking		N/A	0		105			
D.1 D 1.	109,800 sq.		O		01 . 7			
Bike Parking ft.		Short Term: 1/30 rooms Short		-	Short Term: 10			
		Long Term: 1/30 rooms	Long Term: 5		Long Term: 10			
ESTIMATED FEES:								
<ul><li>✓ Mobility Fee: \$53°</li><li>✓ New Developmen</li></ul>		Affordable Housing: \$1,049,128		5				
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.								