

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Site Plan Review and Administrative Modification P2024-0038-SPR/AM to allow the addition of 27,008 square feet to an existing industrial building to create a 48,906 square foot office building with 4 feet 3 ½ inches of additional building height in the Industrial General (IG) Zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
5880 Adams Boulevard		Redcar Properties, Ltd. 2341 Michigan Avenue Santa Monica, California 90404
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Administrative Modification <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input type="checkbox"/> DOBI <input type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other:		
APPROVAL BODY: <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<input checked="" type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 4/17/24	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other:
Posting Date: 4/17/24	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 4/17/24	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input checked="" type="checkbox"/> Nextdoor/GovDelivery	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> Other:

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GENERAL INFORMATION:				
General Plan Industrial Park		Zoning Industrial General		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description The westerly 16.72 feet of Lot 19, Lots 20-29, Portions of Lots 120-126, and a portion of vacated Adams Boulevard of Tract No. 5345.		Existing Land Use Industrial Warehouse		
Location	Zoning	Land Use		
North	IG-EWo	Wholesale		
South	IG	Office and Automotive Repair		
East	IG	Office		
West	IG-EWo	Automotive Rental		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	6,750 sq. ft.	No Change	N/A	
Building Coverage	35%	31%	N/A	
Building Data	Existing	Proposed	Required/Allowed	
Area	21,898 sq. ft.	48,906 sq. ft.	N/A	
Height	22 ft. 10 in.	47 ft. 3 in.	43 ft. maximum	
Setback; Front (Adams)	40 ft. 6 in.	40 ft. 6 in.	5 ft.	
Setback; Front (La Cienega/Perry)	0 ft.	0 ft.	5 ft.	
Setback; Side Right	0 ft.	0 ft.	0 ft.	
Setback; Side Left	126 ft. 5 in.	126 ft. 5 in.	0 ft.	
Parking				
Land Use	Area	Required Factor	Spaces Required	Spaces Provided
Automobile Parking	48,906 sq. ft.	N/A	0	67
Bike Parking		Short Term: 1/10,000 sf Long Term: 1/5,000 sq. ft.	Short Term: 5 Long Term: 10	Short Term: 11 Long Term 10
ESTIMATED FEES:				
<input checked="" type="checkbox"/> Mobility Fee: \$357,856.00		<input checked="" type="checkbox"/> Affordable Housing: \$135,040.00		<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> New Development Impact: \$22,008.00		<input checked="" type="checkbox"/> Art: TBD		<input checked="" type="checkbox"/> 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.				