

**Attachment No. 3
PROJECT SUMMARY**

APPLICATION TITLE & CASE NO:		
Site Plan Review (P2024-0082-SPR) and Administrative Modification (P2024-0082-AM) for the construction of a new 3-story commercial/office development containing 46,309 sq. ft. of commercial (office) area, with subterranean parking, and associated project design features and site improvements.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
5813 – 5835 Washington Boulevard between Dauphin Ave and Ernest Ave)		Redcar Properties, Ltd. 2341 Michigan Avenue Santa Monica, CA 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 (CEQA Section 15332, Class 32) <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 (within 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (within 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (within 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: 08/07/2024	<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: Beyond 500' radius
Posting Date: 08/06/2024	<input checked="" type="checkbox"/> Onsite (1 per frontage; 3 total) <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 08/07/2024	<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	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: GovDelivery (Planning Commission and Public Notification)

PROJECT SUMMARY

GENERAL INFORMATION	
General Plan General Corridor	Zoning Industrial General (IG)
Redevelopment Plan N/A	Overlay Zone/District East Washington (-EW) Overlay
Site Description Lots 183 to 189 inclusive of Tract No. 6256, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in Book 71 Page 19 of maps, in the Office of the County Recorder of said County (Los Angeles County Assessor's Parcel Numbers 5065-019-030, 5065-019-031, and 5065-019-002)	Existing Land Use Commercial, office, and caretaker unit, totaling 10,526 sq. ft., with surface parking and freestanding wireless telecommunication facility

ADJACENT ZONING AND LAND USES		
Location	Zoning	Land Use(s)
North	RMD and RD*	One- and two-story single- and multi-family residential
South	IG	One-story commercial/office
East	IG	One-story light industrial, and commercial uses
West	IG	Surface parking, one- and two-story commercial

*Within City of Los Angeles

PROJECT DATA			
Standard	Existing	Proposed	Required
Lot Area	22,425 sq. ft.	No change	N/A
Building Size	10,526 sq. ft.	46,309 sq. ft.	N/A
Vehicle Parking	16 stalls	82 stalls	0
Bicycle Parking	None	6 short-term (onsite) 18 long-term (6 short-term – offsite)	Short-term: 1/10,000 sq. ft. = 5 Long-term: 1/500 sq. ft. = 9
Building Height	24 ft	41 ft*	43 ft (maximum allowed)
Building Setbacks	Front	1.9 ft and 5 ft	0 feet
	Rear (north)	7.8 ft	2-ft plus 1 additional foot for every 2 ft in building height above 20 ft.
	Side (east)	1.4 ft	5 ft
	Side (west)	12 ft	5 ft

*Excludes allowable height projections

ESTIMATED DEVELOPMENT FEES		
<input checked="" type="checkbox"/> New Development Impact: \$41,309 <input checked="" type="checkbox"/> Mobility: \$613,594.25 <input type="checkbox"/> In Lieu Parkland: N/A	<input checked="" type="checkbox"/> Affordable Housing Impact: \$231,545 <input checked="" type="checkbox"/> Art in Public Places: TBD	<input checked="" type="checkbox"/> Plan Check: TBD <input checked="" type="checkbox"/> School District: TBD <input checked="" type="checkbox"/> Sewer: TBD

Note: Additional fees may be assessed by other Divisions/Departments during the approval process.

INTERDEPARTMENTAL REVIEW
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.

PROJECT SUMMARY

Project Description

The fueling station relocation and expansion will include the following project design features.

Project Design Feature 1 (PDF-1): Construction Equipment Noise Shielding and Muffling Devices: The Project will implement noise reduction strategies to reduce noise levels from construction activities at the noise-sensitive residential receptors located to the north, northeast, and northwest of the Project Site, with a performance standard of achieving a construction noise level of less than 60 dBA Leq at the noise-sensitive residential receptors located to the north of the Project Site. Noise reduction measures consist of the following.

- Contractors will ensure all construction equipment, fixed or mobile, are equipped with properly operating and maintained noise shielding and muffling devices, consistent with manufacturers' standards. Prior to the issuance of demolition permits, certification of muffler installation will be submitted to the City for review. The construction contractor will keep documentation onsite demonstrating that the equipment has been maintained in accordance with the manufacturers' specifications. The contractor will use muffler systems that provide a minimum reduction of 10 dBA compared to the same equipment without an installed muffler system, reducing maximum construction noise levels.
- Impact tools used for Project construction will be hydraulically or electrically powered wherever practicable to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where pneumatic tools are employed, quieter procedures will be used such as an exhaust muffler on the compressed air exhaust and external jackets to minimize noise impacts. Temporary abatement techniques will include the use of temporary and/or movable shielding for both specific and nonspecific operations.
- Buffer distances of noise construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) will be implemented to minimize noise impacts.
- Construction and demolition activities will be scheduled so as to minimize or avoid operating multiple heavy pieces of equipment such as a large dozer, industrial saw, and excavator, simultaneously at the perimeter of the Project Site along the northern boundary of the Project Site.

Project Design Feature (PDF-2): Noise Barrier: Temporary noise barriers will be installed along the north, east and west sides of the Project boundary to help shield the nearest residences from construction noise, with a minimum height of 12 feet (above finished grade) to reduce noise levels. Temporary noise barriers will be made of plywood or use sound blankets rated at a sound transmission class (STC) capable of reducing sound levels by 20 dBA at sensitive receptors.

Project Design Feature (PDF-3): Construction Relations Officer: The Applicant will designate a Construction Relations Officer to serve as a liaison with adjacent residences, who will be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) will be prominently displayed at the Project Site. Signs will also be posted at the Project Site that include permitted construction days and hours.

Loading and Refuse

The required off-street loading is proposed at the rear of the site, accessible from the public alley. A screening gate will be provided as required per Section 17.320.050 of the CCMC. The refuse enclosure area will also be located at the rear and accessed from the public alley. The refuse requirements have been reviewed and confirmed to comply with applicable requirements by the Environmental Programs and Operations (EPO) Division.