

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3434 Wesley Street: Zoning Code Map Amendment, P2016-0087-ZCMA; Site Plan Review, P2016-0087-SPR; Density Bonus, P2016-0087-DOBI; and Administrative Modification P2016-0087-AM, for the construction of a proposed mixed-use project consisting 15 residential units (including one very low income unit); 14,364 square feet of commercial space; and ground level and subterranean parking totaling 69 parking spaces.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3434 Wesley Street		Pine LLC 147 W. 24 th Street Los Angeles, CA 90007
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 (CEQA Section 15332) ☐ 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: 9/7/16	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date:	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☒ Culver City News	☐ Other:
Courtesy Date: 9/7/16	☐ 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

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GENERAL INFORMATION:	
General Plan General Corridor	Zoning Industrial General (IG) to Commercial General (CG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 20 and 21 of Tract 3772	Existing Land Use Vacant

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	Commercial
South	IG	Commercial
East:	IG	Commercial
West	IG	Commercial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	15,000 s.f.	NA	NA
Building Coverage:	NA	15,000 s.f.	NA
Dwelling Size:	NA	15 units, 13618 s.f. (total)	NA
Landscaped Area:	15,000 s.f.	3,040 s.f. (roof deck)	NA

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	66	63
Handicapped	0	3	3
Total:	0	69	66

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	NA	5 story/56ft.	56 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	9 ft.	0 ft.
Rear	NA	0 ft.	0 ft.
Side (north)	NA	0 ft.	0 ft.
Side (south)	NA	0 ft.	0 ft.

ESTIMATED FEES:		
☒ New Development Impact Fee	☒ School District: TBD	☒ Plan Check: TBD
☒ In Lieu Parkland Fee: TBD	☒ Art: TBD	☒ Sewer: TBD
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
ART IN PUBLIC PLACES:		
Project shall comply with the Arts in Public Places Program per CCMC Section 15.06.100 through 15.06.180.		