

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Name: Jeff Hotel (11469 Jefferson Blvd.) P2019-0194-SPR/AUP/CUP		
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:	
11469 Jefferson	Sandstone Properties, Inc. 14724 Ventura Boulevard, Penthouse Sherman Oaks, CA 91403	
PERMIT/APPLICATION TYPE:		
<input checked="" type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Variance <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"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	<input type="checkbox"/> Public Meeting <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:	<input type="checkbox"/> Administrative
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input type="checkbox"/> Categorical Exemption (Class 3 and Class 15) <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<input type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input checked="" 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 checked="" type="checkbox"/> Notice of Preparation <input checked="" type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date:	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date:	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite 2/16/2021	<input type="checkbox"/> Other:
Publication Date:	<input checked="" type="checkbox"/> Culver City News 2/18/2021	<input type="checkbox"/> Other:
Courtesy Date:	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website 4/22/2021 <input type="checkbox"/> Cable Crawler	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: Planning Commission and Public Notification email subscribers 4/22/2021

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan General Corridor	Zoning Commercial General (CG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lots 30, 31, 32 of Tract No. 17531	Existing Land Use Commercial (Retail)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	CG	Residential (Single-family)
South	IG	Industrial
East	CG	Retail Commercial
West	CG	Residential (Single-family)

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	33,816 s.f.	NA	NA
Building Size:	12,958 s.f.	111,000 s.f.	NA
Landscaped Area:	Unknown	16,867 s.f.	NA

Parking:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	40	150	138
Handicapped	2	6	6
Total:	–	150	138

Building Height:	<u>Existing</u>	<u>Proposed</u>	<u>Maximum</u>
	1 story	5 story/56 ft.	56 ft.

Building Setbacks:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	0 ft.	0 ft.	0 ft.
Side, Resid. Adj.	0 ft.	15+ ft.	10 feet (first 15 ft bldg. ht.)*
Side	0 ft.	0 ft.	0 ft.
Alley	0 ft.	15+ ft.	2 ft.

* For first 15 feet of building height: 10 feet required. For portions of structure above 15 feet in height a 60-degree, clear zone angle must be maintained, measured from 15 feet above the existing grade, and from 10 feet from the side property line.

ESTIMATED FEES:		
<input checked="" type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input type="checkbox"/> In Lieu Parkland Fee: TBD	<input checked="" type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> Sewer: TBD
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal and provided responses on January 18, 2018 and September 5, 2019. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
ART IN PUBLIC PLACES:		
Based on the valuation, this project triggers the City's Art in Public Places Program (APPP) as outlined in CCMC 15.06 et seq.		