

**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
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.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
11469 Jefferson Boulevard		Verdant Culver City LLC 16530 Bake Parkway Suite 200 Irvine, CA 92618
<b>PERMIT/APPLICATION TYPE:</b>		
<input checked="" 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 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:		
<b>APPROVAL BODY:</b> <input checked="" type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Public Meeting</b> <input type="checkbox"/> <b>Administrative</b>		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
<b>CEQA Noticing</b>	<input 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 checked="" 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	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing</b> Date: 10/1/25	<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:
<b>Posting</b> Date: 10/1/25	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy</b> Date: 10/1/25	<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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<b>GENERAL INFORMATION:</b>				
<b>General Plan</b> General Corridor		<b>Zoning</b> Commercial General		
<b>Redevelopment Plan</b> Area 4		<b>Overlay Zone/District</b> N/A		
<b>Legal Description</b> Lots 30, 31, and 32 of Tract No. 17531		<b>Existing Land Use</b> Commercial Shopping Center		
Location	Zoning	Land Use		
North	R1	Single Family Residences		
East	MU-2	General Retail		
South	MU-1	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	
Building Data	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				
Land Use	Area	Required Factor	Spaces Required	Spaces Provided
Automobile Parking	109,800 sq. ft.	N/A	0	105
Bike Parking		Short Term: 1/30 rooms Long Term: 1/30 rooms	Short Term: 5 Long Term: 5	Short Term: 10 Long Term: 10
ESTIMATED FEES:				
<input checked="" type="checkbox"/> Mobility Fee: \$531,846	<input checked="" type="checkbox"/> Affordable Housing: \$549,000	<input checked="" type="checkbox"/> Plan Check: TBD		
<input checked="" type="checkbox"/> New Development Impact: \$104,800	<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.				