

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
11039 Washington Blvd. Case Nos: Conditional Use Permit, Administrative Use Permit, Zoning Code Map Amendment, Categorical Exemption, P2021-0043-CUP, -AUP, -ZCMA, -CE, to allow three vehicle repair bays to an existing remote Customer Auto Repair Facility.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
11039 Washington Boulevard Culver City, CA 90232		Shane Stuart Swerdlow Senior Project Manager Craig Lawson & Co., LLC 3221 Hutchison Avenue, Suite D Los Angeles, California 90034 714-618-0404
PERMIT/APPLICATION TYPE:		
☒ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Modifications (parking) ☐ 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:
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☒ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 1 ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type:	
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: 05/18/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius (2,500')
Posting Date: 05/18/2022	☒ Onsite ☐ Offsite	☐ Other:
Publication 05/19/2022	☒ Culver City News	☐ Other:
Courtesy Date: 05/18/2022	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:

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GENERAL INFORMATION:				
General Plan: General Corridor		Zoning: Commercial General (CG) / Residential Medium Density Multiple(RMD)		
Redevelopment Plan: N/A		Overlay Zone/District: N/A		
Legal Description or Assessor ID Number Portion of Lot 13 and Portion of Lot 14 of Robert F Jones Walnut Grove Tract 4213-003-034 and 4213-003-035		Existing Land Use Auto Repair, Dealership Offices, Dealership Auto Parking		
Location	Zoning	Land Use		
North	RMD	2-story residential duplex, with additional single- and multi-family residential buildings beyond.		
South	CG	1- to 2-story retail/commercial buildings and a 3-story mixed-use development fronting Washington Blvd, and single and 2-family residential beyond.		
East	CG	1-story retail		
West	OS and RMD	Tellefson City Park and a 1-story church.		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	23,055 SF	Same	No Requirement	
Building Coverage	43%	43%	No Requirement	
Building Data	Existing	Proposed	Required/Allowed	
Area	7,718 SF	8,967 SF.	No Requirement	
Height	24 F	24 F (20 F Addition)	56 F. maximum	
Setback; Front/South	2 F Minimum	2 F Min (No Change)	No Requirement	
Setback; Rear/North	45 F	45 F (Including Addition)	10 F for first 15 F of building height. 60-degree, clear zone angle above 15 F height.	
Setback; Side Right/East	0 F	0 F (5 F Addition)	None Required	
Setback; Side Left/West	2 F	2 F (No Change)	None Required	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
Office	5,522.75 F	1 space per 350 F	16	16
Vehicle Bays	6 bays	3 spaces per bay	18	18
Total			34	34
ESTIMATED DEVELOPMNET FEES:				
☐ New Development Impact: _____ ☐ In Lieu Parkland: _____		☐ Affordable Housing Commercial Development Impact: _____ ☒ Art in Public Places: _____		☒ Mobility: \$18,635.08 1,249 sf X \$14.92/sf = \$18,635.08
Note: Other departments may assess other fees during the approval process.				
INTERDEPARTMENTAL REVIEW:				
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.				
ART IN PUBLIC PLACES:				
TBD				