

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Triangle Center Mixed Use Development: Site Plan Review (SPR), Administrative Use Permit (AUP), & Density and Other Bonus Incentives (DOBI), to allow construction of a 104-unit residential mixed-use development with ground floor commercial uses in the Commercial General (CG) Zone (Case Nos: P2021-0103-SPR/AUP/DOBI).		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12727 Washington Blvd Culver City, CA 90066		Kevin Read Ocean Hold Development 11955 Washington Blvd, #103 Culver City, CA 90066 (310) 701-0282
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 ☒ Planning Commission ☒ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ SCS Exemption ☐ 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: 08/03/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☒ Other: Beyond 500' radius
Posting Date: 08/03/2022	☒ Onsite ☐ Offsite	☐ Other:
Publication N/A	☐ Culver City News	☐ Other:
Courtesy Date: 08/03/2022	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other: West Washington
GENERAL INFORMATION:		
General Plan: General Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Lots 64 through 68 and a portion of Lot 69 of Tract No. 5951, with Los Angeles County Assessor numbers 4236-020-001 through and 4236-020-006		Existing Land Use Vacant lot, surface parking, small commercial building

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Location	Zoning	Land Use			
North:	R3-1 (Los Angeles)	L.A. City alley and vacant parking lot; Zanja Street, apartments beyond			
East:	C2-1 (Los Angeles)	Zanja Street and 1-story commercial building beyond			
South:	CG (Culver City)	Washington Blvd and 1 and 2-story commercial buildings beyond			
West:	CG (Culver City)	Meier Street and 5-story mixed-use building			
Project Data (Culver City Only)		Existing	Proposed	Required/Allowed	
Lot Area		0.78 acres	Same	No Requirement	
Lot Coverage		Approximately 8.3%	Approximately 90%	No Requirement	
Building Area		2,822 SF	126,001 SF	No Requirement	
Residential GSF		N/A	106,989 SF	Units comply with minimum area per unit type; No Maximum Limit	
Commercial GSF		N/A	19,012 SF	No Requirement	
Building Height		Approximately 15 F	6 Sores/67 FT	56 FT Max per City Initiative Ordinance No. 90-013½, adopted 4/17 1990,	
Building Setback; Street Facing South – Washington Blvd		0 F Minimum	0 to 16 F with pedestrian amenities	0 to 16 F with pedestrian amenities	
Building Setback; Street Facing South – Washington Blvd above 15 Ft		N/A	0 F from first floor face	5 F from first floor face	
Building Setback; North		0 F Minimum	0 F	10 F for 1 st 15 F of height; 60-degree clear zone above 15 F height	
Building Setback; Side/East		300 F	0 to 36 F	None Required	
Building Setback; Side/West		0 F	0 to 11 F	None Required	
Parking Data (Culver City Only)		Areas (SF)/Unit Count	Required/Factor	Required	Provided
Commercial Use		19,012 SF	1/350 SF	55	66
Residential studio units*		20	1 spaces/unit	20	121 total combined spaces
Residential one-bedroom units*		55	1 spaces/unit	55	
Residential 2-bedroom units*		29	1.5 spaces/unit	44	
Total				174	187
* Parking based on State Density Law ratios that are reduced from City Standards					
ESTIMATED DEVELOPMNET FEES: BASED ON PROPOSED PROJECT AND SUBJECT TO CHANGE WITH FINAL AREA CALCULATIONS AND UNIT COUNTS AT BUILDING PERMIT ISSUANCE.					
☒ New Development Impact: <u>Approximately \$14,000</u> Based on \$1 per SF of commercial space after the first five thousand square feet. ☒ In Lieu Parkland: <u>Approximately \$621,000</u> Based on price per SF of Project property and required minimum parkland acreage per person.		☒ Affordable Housing Commercial Development Impact: <u>Approximately \$95,000</u> Based on \$5 per gross leasable commercial area. ☒ Art in Public Places: <u>TBD</u> Based on percentage of Building Permit valuation or valuation of art piece.		☒ Mobility: <u>Approximately \$540,200</u> Based on net new commercial area and residential units with \$14.92 per net new commercial area and \$3,394 per residential unit.	
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					