

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:				
The Brick and the Machine. Administrative Modification, Administrative Use Permit, Site Plan Review, General Plan Map Amendment, and Zoning Code Map Amendment, Case No. P2017-0021 for the Development of a 3 to 4 Story Office Building with Ground Floor Retail and Restaurant.				
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:		
9735 Washington Boulevard Culver City, CA 90232		Clarett West Development 1901 Avenue of the Starts, Suite 1465 Los Angeles, CA 90067 (310) 807-8405		
PERMIT/APPLICATION TYPE:				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ☒ 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 </td> <td style="width: 50%; vertical-align: top;"> ☐ 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: </td> </tr> </table>			☒ 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:
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APPROVAL BODY:				
☒ Public Hearing ☐ Public Meeting ☐ Administrative ☐ Administrative ☐ Redevelopment Agency ☒ Planning Commission ☒ City Council ☐ Other:				
ENVIRONMENTAL DETERMINATION AND NOTICING:				
CEQA Determination	☐ Categorical Exemption, Class 32 ☐ 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: 08/01/2017	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius		
Posting Date: 08/01/2017	☒ Onsite ☐ Offsite	☐ Other:		
Publication 08/03/2017	☒ Culver City News	☐ Other:		
Courtesy Date: 08/02/2017	☐ 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 & Downtown		Zoning: Commercial General (CG) & Commercial Downtown (CD)		
Redevelopment Plan: N/A		Overlay Zone/District: N/A		
Legal Description 4207-002-014, 4207-002-024, and 4207-002-025		Existing Land Use A vacant building with surface parking.		

PROJECT SUMMARY

Location	Zoning	Land Use
West	CD & CG	Delmas Terrace, 2-story bank building/parking beyond. Along west side of Delmas Terrace north of Bank Building is a mix of one- to seven story hospital and medical-office related buildings.
East	CD	A 1-story retail & commercial building immediately east of the Project Site along Washington Blvd; north of the retail/commercial building is a 2-story multi-family residential apartment building.
North	CG	7-story Southern California Hospital w/ associated medical offices/facilities & surface parking lots.
South	CD	Washington Boulevard & beyond, the 2-story Retail/Office Washington Building.

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	28,522 sq.ft.	Same	No Requirement
Building Coverage	8,871 sq.ft. or 310%	24,997 sq.ft. or 88%	No Requirement
Building Area	16,079 sq.ft.	80,519 sq.ft.	No Requirement
Building Height	23 ft.	44 ft. in CD Zone 56 ft. in CG Zone	44 ft. max in CD Zone 56 ft. max in CG Zone
Building Setback; Front/South	0 ft.	0 ft. to 3 ft.	None Required
Building Setback; Rear/North	60 ft.	3 ft.	None Required
Side/East	70 ft.	0 ft. to 10 ft.	None Required
Building Setback; Side/West	0 ft.	0 ft	None Required

Parking Data	Areas (SF)	Required/Factor (CD Zone)	Required
Office Space	55,611	1/370 SF	150.3
Retail Space	8,158	1/400 SF	20.4
Restaurant	4,234	1/100 SF	42.34
Restaurant – Ground Outdoor Dining	798	1/100 SF	7.98
Restaurant – Roof Top Outdoor Dining	1,786,88	1/100 SF	17.87
Total Project Parking Required (Prior to Parking Reduction & Shared Parking Analysis)			238.9 or 239
10% Reduction through Administrative Modification			23.9 or 24
Total Project Parking Required after 10% Reduction			239-24 or 215
Total Project Parking Provided (ADA spaces are part of total required spaces and located at every parking level consistent with CalDAG)			215

ESTIMATED FEES:		
☒ New Development Impact: \$75,519 Estimate ☐ In Lieu Parkland: TBD	☒ School District: <u>TBD</u> ☒ Art: <u>TBD</u>	☒ Plan Check: <u>TBD</u> ☒ Sewer: <u>TBD</u>
INTERDEPARTMENTAL REVIEW:		
Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the resolution.		
ART IN PUBLIC PLACES:		
Applies to Project		