

DRAFT PROJECT SUMMARY (Culver City Only)

APPLICATION TITLE & CASE NO:		
Site Plan Review, SPR P-2014175, for a proposed Mixed Use Project consisting of 48 multi-family residential dwelling units above ground floor retail commercial uses and Administrative Use Permit, AUP P-2014176 for Tandem Parking at 11925 – 11960 Washington Boulevard.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
11924 – 11960 Washington Blvd Culver City, CA 90066		Kevin Read 11924 A Washington Blvd, 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		
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ 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: 12/9/2015	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 12/9/2015	☒ Onsite ☐ Offsite	☐ Other:
Publication	☐ Culver City News	☐ Other:
Courtesy Date: 12/9/2015	☒ City Council ☐ Cable Crawler ☒ Commissions ☒ Master Notification List ☐ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:
GENERAL INFORMATION:		
General Plan: General Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Lots 117, 118, 119, 120, 121, & 122 of Tract No. 2425		Existing Land Use A vacant lot, one and two story commercial uses, and surface parking.

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	Culver City CG (Commercial)	Washington Blvd and beyond: mixed use, motel, small multi-tenant commercial retail building with surface parking.
South (Adjacent)	L.A. C2-1 (Commercial)	Vacant lot, commercial buildings, & surface parking.
South (Beyond)	L.A. R3-1 (Residential)	One & two story multi-family buildings.
East	Culver City CG (Commercial)	One story commercial retail/office building.
West	Culver City CG (Commercial)	Inglewood Blvd and beyond: one story restaurant building w/surface parking.

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	0.97 acres	Same	No Requirement
Building Coverage	N/A	34,894 sq.ft. (82%)	No Requirement
Building Area	N/A	84,608 sq.ft.	No Requirement
Commercial Area	N/A	13,604 sq.ft	Min 10% of 84,608 sq.ft or 30% of 42,418 sq.ft. whichever is greater 12,725 sq.ft. minimum required
Commercial Depth	N/A	30 minimum	Minimum 30 foot depth
Residential Density	N/A	50 du/acre or 48 units.	A community benefit request will be considered to increase the density from max 35 du/acre or 33 units, to 50 du/acre or 48 units, for a net increase of 15 units.
Building Height	N/A	56 feet	56 feet maximum
Building Setback Front First 15 ft of height	N/A	5 to 19 feet w/outdoor seating/landscaping	Depth greater than 5 feet allowed with colonnade, high quality paving, landscaping, or similar amenities
Building Setback Front Above 15 ft of height	N/A	5 feet from building wall	5 feet from building wall
Building Setback Rear	N/A	0 to 53 feet	No Requirement
Building Setback Side (R- Inglewood Bl)	N/A	5 to 10 feet	Depth greater than 5 feet allowed with colonnade, high quality paving, landscaping, or similar amenities
Building Setback Side (L – interior)	N/A	0 feet	No Requirement
Dwelling Unit Size	N/A	Four 900-sq ft, 1-bed units & forty four 1,279 to 1,820 sq ft, 2-bed units.	1 bed – min 700 sq.ft. 2 bed – min 900 sq. ft.
Project Data Parking	Existing	Proposed	Required/Allowed
Parking Commercial	N/A	54	Shopping Center Rate at 13,604/250 = 54
Parking Residential	N/A	92	1 per 1 bed at 900 sq.ft. or less – 1X4 unit =4 2 per 2 bed - 2 X 44 = 88 Total 88 + 4 = 92
Parking Guest	N/A	12	1 per 4 units – 48 / 4 = 12
Total Parking (In Culver City only)	N/A	158	158 In Culver City Only

* Site will be scraped

ESTIMATED FEES:

☒ New Development Impact: \$8,604 Estimate
☒ In Lieu Parkland: TBD

☒ School District: TBD
☒ Art: TBD

☒ Plan Check: TBD
☒ Sewer: TBD

INTERDEPARTMENTAL REVIEW:

Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the SPR. County/LA City/Cal Trans TBD

ART IN PUBLIC PLACES:

Applies to Project