

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
8570 National Boulevard, 3-story Commercial/Office Project: The project consists of a Site Plan Review (P2022-0062-SPR), Administrative Modification (P2022-0062-AM), and an Administrative Use Permit (P2022-0062-AUP) for the construction of 3-story Commercial/Office Development containing 35,073 sq. ft. of commercial (retail/office) area, with outdoor dining and subterranean parking.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
8570 National Boulevard (southeast corner of National Boulevard and Schaefer Street)		Redcar Properties, Ltd. 2341 Michigan Avenue Santa Monica, CA 90404
PERMIT/APPLICATION TYPE:		
☒ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☒ Administrative Modification ☐ 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: Administrative Modification		
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption (CEQA Section 15332, Class 32) ☐ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report	
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: 11/22/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: 11/21/2022	☒ Onsite (1 per frontage) ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 11/23/2022	☐ City Council ☐ Commissions ☐ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Planning Commission and Public Notification email subscribers

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GENERAL INFORMATION:	
General Plan Industrial	Zoning Industrial General (IG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lots 318 and 319 of Tract No. 4161; and that Portion of the west 12 acres of Lot 9 of the Subdivision of the Southern part of Rancho Rincon de los Bueyes, in the City of Culver City, County of Los Angeles, State of California APN: 4206-002-007 and 4206-002-051	Existing Land Use Vacant land (formerly 1-story commercial structures and surface parking)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	T and RMD	Metro Rail right-of-way; single and multi-family residential
South	IG	3-story office development
East:	IG	1-story office, media production, and light industrial
West	IG	1-story office

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	17,767 s.f.	NA	NA
Building Size:	0 s.f.	35,073 s.f.	NA

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	91*	101 (minimum)
Compact	0	22	25 (maximum)
Accessible	0	6	6
Total:	0	91	101

*Proposed parking reduction (10% max) through Administrative Modification

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Vacant property	47.3 ft.*	43 ft. (maximum)

*Proposed height increase (10% max) through Administrative Modification

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front (National)	N/A	5 ft. / 3 ft.**	5ft.
Rear (south)	N/A	1.5 ft.	0ft.
Side (Schaefer)	N/A	2 ft.**	5 ft.
Side (east)	N/A	8.5 ft.	0 ft.

**All standards above with this notation are non-compliant and recommended to be revised to comply with the Zoning Code

ESTIMATED DEVELOPMENT FEES:		
☒ New Development Impact: \$30,073	☒ Affordable Housing Impact: \$175,365	☒ Plan Check: TBD
☒ Mobility: \$472,766.65	☒ Art in Public Places: TBD	☐ School District: N/A
☐ In Lieu Parkland: N/A		☒ Sewer: TBD
Note: Additional fees may be assessed by other Divisions/Departments during the approval process.		
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on March 31, 2022. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		