

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
12337-12423 Washington Blvd, Market Hall: The project consists of a Comprehensive Plan (P2017-0042-CP), General Plan Map Amendment (P2017-0042-GPMA), Zoning Code Map Amendment (P2017-0042-ZCMA), and a Tentative Parcel Map (P2017-0042-TPM) to construct a multi-site commercial development comprised of 31,782 sq. ft. of artisanal food retail/restaurant uses and a three-and-a-half-level parking structure.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12337-12423 Washington Boulevard (between Colonial Avenue and public alley east of Centinela Avenue)		Culver Public Market, LLC (Regency Centers) 915 Wilshire Boulevard, Suite 2200 Los Angeles, CA 90017
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ 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 Development ☐ Specific Plan ☐ Other: Administrative Modification
APPROVAL BODY:		
☒ Public Hearing ☐ Administrative ☒ Planning Commission ☒ City Council		☐ Public Meeting ☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Categorical Exemption ☐ 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: 10/03/17	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 1,000' foot radius ☐ Other: Beyond 500' radius
Posting Date: 10/03/17	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: 10/05/17	☒ Culver City News	☐ Other:
Courtesy Date: 03/01/17	☐ 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

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Existing: Institutional and General Corridor Proposed: General Corridor	Zoning Existing: Public Parking Facility (PPF) Commercial General (CG) Proposed: Planned Development (PD)
Redevelopment Plan Area No. 4 (Expires 11/23/2029)	Overlay Zone/District Commercial Zero Setback (-CZ)
Legal Description/Parcel Numbers Parcel 4232-009-900 and 4232-009-901 Parcel 4231-002-900 through 4231-002-909: Lots 1 through 10, and 16 through 21, and Lot 39 of Tract No. 7863	Existing Land Use Vacant site

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	R1/RMD	Single- and Multi-Family Residential
South	CG	Service Station, Office, Retail, Restaurant
East:	CG	Office, Retail, (Multi-Family Residential beyond)
West	CG	Commercial, Retail, Restaurant

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	1.87 acres	1.87 acre	NA
Building Size:	0 sq. ft.	31,782 sq. ft. (total)*	N/A

*Includes both sites and excludes 71,924 sq. ft. of parking structure area

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	196	186
Handicapped	0	8	8
Total:	0	204	194

Building Height:

	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Site A:	0	3.5 story/44 ft.*	56 ft. (maximum)
Site B:	0	1 story/28.25 ft.	56 ft. (maximum)

*Includes parking structure

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	N/A	0 ft.	0 ft.
Rear	N/A	12.5 ft./74.25 ft.	10 ft. (+60 degree angle)
Side (east)	N/A	0 ft./4 ft.	0 ft.
Side (west)	N/A	0 ft./2 ft.	0 ft./2ft.

ESTIMATED FEES:

☒ New Development Impact Fee	☒ School District: TBD	☒ Plan Check: TBD
☐ In Lieu Parkland Fee: TBD	☒ Art: TBD	☒ Sewer: TBD

INTERDEPARTMENTAL REVIEW:

The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on February 18, 2016 and March 30, 2017. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.

ART IN PUBLIC PLACES:

The project is required to comply with the City's Art in Public Places Program.