

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Site Plan Review, P2022-0190-SPR, to develop new four story, 145,751 square foot commercial office building with three levels of subterranean parking in the Commercial Downtown (CD) Zone and designated Downtown in the General Plan.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3817-3855 Watseka Avenue		LPC West c/o Rob Kane 915 Wilshire Boulevard, Ste 2050 Los Angeles, California 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 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 ☐ 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: 09/20/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other:
Posting Date: 09/20/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 9/20/22	☐ City Council ☐ Commissions ☐ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other: Chamber of Commerce

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Downtown	Zoning Commercial Downtown
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lots 16 through 29 and Portion of Vacated Alley Adjacent on Southwest of Block 13 of Tract No. 2444.	Existing Land Use Medical Office Buildings and Surface Parking Lots.

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North:	City of Los Angeles	Medical Office
South:	CD	Multi-Family Apartments
East:	CD	Apartments, Office, Parking Garage
West:	CG	Hospital

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	47,916 sq. ft.	N/A	N/A
Building Coverage:	7,370 sq. ft.	145,751 sq. ft.	N/A
Landscaped Area:	N/A	3,504 sq. ft.	N/A
Parking:			
Standard	115	538	503
Handicapped	5	13	11
Total:	120	551	514
Building Height:	24 ft.	56 ft.	56 ft. max
Building Setbacks:			
Front	10 ft.	0 ft.	N/A
Rear	11 ft.	9 ft.	N/A
Side (south)	265 ft.	0 ft.	N/A
Side (north)	8 ft.	3 ft. 1 in.	N/A

ESTIMATED FEES:		
☒ Mobility Fee: \$1,933,996.50	☐ School District: N/A	☒ Plan Check: TBD
☒ New Dev Impact Fee: \$140,962	☒ Art: TBD	☒ Sewer: TBD
☒ Affordable Housing: \$729,810		
INTERDEPARTMENTAL REVIEW:		
Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		