

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
10950 Washington Blvd. Parking Project: The project consists of a Conditional Use Permit (P2018-0071-CUP), and an Administrative Use Permit (P2018-0071-AUP) to construct parking stackers and implement managed tandem parking to support an existing media production facility.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
10950 Washington Boulevard (between Elenda Street and Huron Avenue)		Hudson 10950 Washington, LLC 11601 Wilshire Boulevard, Suite 900 Los Angeles, CA 90025
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: 03/06/19	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☐ w/in 1,000' foot radius ☒ Other: Beyond 500' radius
Posting Date: 03/07/19	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 03/06/19	☐ 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 Light Industrial	Zoning Commercial Regional Business Park (CRB)
Redevelopment Plan Area No. 3 (Expired 11/25/2018)	Overlay Zone/District Commercial Zero Setback (-CZ) Overlay
Parcel Numbers Parcel 4208-024-002, 4208-024-001, and 4208-025-018	Existing Land Use Media Production and Office

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	CG/RMD	Elementary school, assisted living, and church, residential beyond
South	R2	Single- and two-family residential
East:	IL/CG	Office, media production, single- and two-family residential
West	CG/R2	Mosque, single- and two-family residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	5.53 acres	5.53 acres*	NA
Building Size:	160,438 sq. ft.	160,438 sq. ft.*	N/A
*No changes			

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	435	590	445
Handicapped	4	13	13
Total:	439	603	458

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
	0	53 ft.*	56 ft. (maximum)

*Includes top of screen structure

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	6'-10" *	25'-0" **	15 ft.
Rear	54 ft.	29'-6" **	12 ft. (+1:2 step-back)
Side (east)	5 ft.	73 ft. **	0 ft./ 12 ft. (+1:2 step-back)
Side (west)	21 ft.	21 ft. **	0 ft./ 12 ft. (+1:2 step-back)

*Minimum existing front setback for the site is zero at the east building

**To nearest proposed stacker

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 October 12, 2017 and May 17, 2018. 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.			