

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Harbor Freight Site Plan Review & Zoning Map Amendment (Culver City Ice Rink) Site Plan Review, SPR P-2015073; Zoning Code Map Amendment, ZCMA P-2015074; and Mitigated Negative Declaration, MND P-2015076		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4545 Sepulveda Boulevard Culver City, CA 90230		Roy Hasson/Permit Advisors 8370 Wilshire Boulevard, Suite 330 Beverly Hills, CA 90211 (310) 275-7774
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: 9/23/2015	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 9/23/2015	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: 9/24/2015	☒ Culver City News	☐ Other:
Courtesy Date: 9/23/2015	☒ City Council ☐ Cable Crawler ☒ Commissions ☒ Master Notification List ☐ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Ice Rink Interested Parties
GENERAL INFORMATION:		
General Plan: General Corridor	Zoning: Front 100 to 120 feet: Commercial General (CG); Rear 218 to 238 feet: Single Family Residential (R1)	
Redevelopment Plan: N/A	Overlay Zone/District: CSO	
Legal Description: APN No. 4215-021-023	Existing Land Use: Vacant Building and surface parking lot.	

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES (Project North = Northbound Sepulveda Blvd)

Location	Zoning	Land Use
West:	R1 Zone	one and two story single family residential uses
East:	Culver City CG and CN and L.A. C2-1	Sepulveda Boulevard and one and two story commercial, auto repair/retail, medical office, and multi-story multi-family residential uses beyond
North:	R1 and CG	one story commercial, two story multi-family residential, and one and two story single family residential uses
South:	L.A. R1-1	multi-story multi-family residential and one and two story single family residential uses.

Project Data

Lot Area

Building Coverage:

Building Area:

Building Use:

Existing

2.674 Acres

28,423 Sq.Ft.(24.4%)

34,164 Sq.Ft.

Vacant

Proposed

Same

Same

Same

34,164 Sq.Ft. Retail

Required/Allowed

No minimum

No maximum

No minimum or maximum

Retail Allowed by Code;
Max area controlled by height,
Setbacks, Parking

Project Data

Parking:

*Handicapped
(Part of Total)*

Total:

Existing

171

2

171

Proposed

145

9 (4 extra)

145 (46 extra)

Required/Allowed

99

5 (of the 145 proposed)

Building Height:

25 Ft., 8 In.

Existing to Remain

56 Ft. maximum

Building Setbacks

(Assume CG Zone for all):

Front

5 Ft. to 18 Ft.

Existing to Remain

0 Ft. or setback with amenities
such as landscaping
10 Ft. for 1st 15 Ft of height
60 Degree Clear Zone above
15 Ft. of Height

Rear

183 Ft. to 120 Ft.

Existing to Remain

Side (L)

21 Ft.

Existing to Remain

Side (R)

93 Ft.

Existing to Remain

Same as Rear

Same as Rear

ESTIMATED FEES:

☐ New Development Impact

☐ In Lieu Parkland:

☒ 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/Zone Change

ART IN PUBLIC PLACES:

Fee Applies to Project