

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
<u>Mixed Use Project with Affordable Housing</u> Density Bonuses and Other Bonus Incentives, Site Plan Review, and Administrative Use Permit, (P2016-0072-DOBI, SPR, and AUP); for a proposed 4-story mixed use project consisting of 14 multi-family residential dwelling units above 4,898 square feet of ground floor retail commercial space with surface and subterranean parking including tandem parking spaces.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
11281 Washington Place Culver City, CA 90230		Daniel Rafalian Washington Place, LLC 11281 Washington Place Culver City, CA 90230 (310) 863-1897
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 ☐ Administrative ☒ Planning Commission ☒ City Council		☐ Public Meeting ☐ 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: 03/01/2017	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 03/01/2017	☒ Onsite ☐ Offsite	☐ Other:
Publication	☐ Culver City News	☐ Other:
Courtesy Date: 03/01/2017	☐ City Council ☐ Cable Crawler ☐ Commissions ☒ Master Notification List ☐ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: West Washington
GENERAL INFORMATION:		
General Plan: Neighborhood Serving Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Lots 371, 372, 373, 374 and 375 of Tract No. 6936 with Los Angeles County Assessors Number 4214-002-040		Existing Land Use A vacant lot with an abandoned building; broken up concrete; overgrown vegetation

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ADJACENT ZONING AND LAND USES		
Location	Zoning	Land Use
West:	CN & RMD	Sawtelle Blvd, 1 story commercial, & 1 & 2 story multi-family
East:	RMD	1 & 2 story multi-family & I-405 Freeway
North:	RMD & R1	alley, 1 & 2 story single/multifamily
South:	CN & RMD	Washington Blvd, 1 story commercial, 1 & 2 story single/multifamily

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	12,294 sq.ft.	Same	No Requirement
Building Coverage	N/A	Approximately 90%	No Requirement
Building Area	1,400 sq.ft.	48,422 sq.ft.	No Requirement
Commercial Area	N/A	4,898 sq.ft.	Min 10% of 48,422 sq.ft or 30% of 12,294 sq.ft. whichever is greater; 10% of 48,422 sq.ft = 4,842 sq.ft is the greater.
Commercial Depth	N/A	30 minimum	Minimum 30 foot depth
Residential Density	N/A	50 du/acre or 14 units.	Base density is 35 du/acre or 10 units; Density Bonus Increase of 35% results in 35% X 10 = 3.5 = 4 for a 4 unit net increase. Total = 10 + 4 = 14 units
Building Height	N/A	45 ft	45 ft maximum
Building Setback; Street Fronting at Ground Floor	N/A	0 ft	0 to 5 ft w/alcoves for entrance to tenant spaces.
Building Setback Street Fronting above Ground Floor	N/A	5 ft with some balcony & landing encroachments in the 5 ft. setback.	5 ft from building wall; with State Density Law Concessions, balcony and landing encroachments allowed.
Building Setback East Facing	N/A	0 at Ground Floor and 5 ft above Ground Floor	10 ft at Ground Level; 60 degree clear zone angle above Ground Level; with State Density Law Concessions lesser setback allowed.
Building Setback Rear	N/A	5 ft at Ground Level; 60 degree clear zone angle above Ground Level	2 ft at Ground Level; 60 degree clear zone angle above Ground Level.
Dwelling Unit Size	N/A	8 - 2-bed 932 sq.ft min 6 - 3-bed 1,600 sq.ft min	2 bed – min 900 sq. ft. 3 bed – min 1,100 sq.ft.
Project Data Parking	Existing	Proposed	Required/Allowed
Parking Commercial	N/A	14 (includes 1 ADA)	Commercial Rate at 4,898/350 = 14
Parking Residential	N/A	28	2 spaces per unit = 2 X 14 = 28
Parking Guest	N/A	3	3 minimum
Total Parking	N/A	45	45

ESTIMATED FEES:		
☐ New Development Impact: ☒ In Lieu Parkland: TBD	☒ School District: <u>TBD</u> ☒ Art: <u>TBD</u>	☒ Plan Check: <u>TBD</u> ☒ Sewer: <u>TBD</u>
INTERDEPARTMENTAL REVIEW:		
Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the resolution.		
ART IN PUBLIC PLACES (OR ART FEE):		
Applies to Project		