

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Proposed Site Plan Review, Density Bonuses and Other Bonus Incentives, Administrative Use Permit, and Tentative Tract Map, (P2015-0127-SPR, DOBI, AUP, and TTM); for a proposed 5-story mixed use project consisting of 37 multi-family residential dwelling units above 7,206 square feet of ground floor retail commercial space with surface and subterranean parking including tandem parking spaces at 12803 Washington Boulevard; 3 units will be very low income affordable.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12803 Washington Blvd Culver City, CA 90066		Jim Suhr, Axis Mundi, RE II, LLC 501 Santa Monica Boulevard, Suite 701, Santa Monica, CA 90401 (213) 675-4473
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 ☐ Redevelopment Agency ☒ Planning Commission ☒ City Council ☐ 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: 07/06/2016	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 07/06/2016	☒ Onsite ☐ Offsite	☐ Other:
Publication	☐ Culver City News	☐ Other:
Courtesy Date: 07/06/2016	☐ 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: General Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description 4236-021-080, 081, 082, 083		Existing Land Use A vacant lot with some grass, dirt and low vegetation

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES (CC = City of Culver City; L.A. = City of Los Angeles)		
Location	Zoning	Land Use
West:	CC CG	Single Story Commercial Retail Stores
East:	CC CG	99 Cent Only Single Story Shopping Center
North:	L.A. R3-1	15 Foot Wide Alley and 3-Story Residential Beyond
South:	CC CG	Washington Blvd & Single Story Commercial Retail Beyond

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	24,022 sq.ft.	Same	No Requirement
Building Coverage	N/A	90%	No Requirement
Building Area	N/A	54,061 sq.ft.	No Requirement
Commercial Area	N/A	7,206 sq.ft	Min 10% of 54,061 sq.ft or 30% of 24,022 sq.ft. whichever is greater; 30% of 24,022 sq.ft = 7,206 sq.ft is the greater.
Commercial Depth	N/A	30 minimum	Minimum 30 foot depth
Residential Density	N/A	67 du/acre or 37 units.	A City Council approved community benefit increases the density from max 35 du/acre or 19 units, to 50 du/acre or 27 units, the new base density; a Density Bonus Increase of 35% results in $35\% \times 27 = 9.45 = 10$ for a 10 unit net increase.
Building Height	N/A	56 ft	45 ft maximum; with State Density Law Concessions Height is increased to 56 ft
Building Setback; Front and Sides First 15 ft of height	N/A	0 ft	0 to 5 ft w/outdoor seating/landscaping.
Building Setback Front and Sides Above 15 ft of height	N/A	0 ft	5 ft from building wall; with State Density Law Concessions and DDA revision 0 ft setback allowed
Building Setback Rear	N/A	2.5 ft for first 35 ft of height; 65 degree clear zone angle after 35 ft	2.5 ft for first 15 ft of height; 60 degree clear zone angle after 15 ft; with State Density Law Concessions lesser setback allowed
Dwelling Unit Size	N/A	4 - 1-bed; 837 sq ft min 25 - 2-bed 1,046 sq.ft min 8 - 3-bed 1,100 sq.ft min	1 bed – min 700 sq.ft. 2 bed – min 900 sq. ft. 3 bed – min 1,100 sq.ft.
Project Data Parking	Existing	Proposed	Required/Allowed
Parking Commercial	N/A	21 (includes 1 ADA)	Commercial Rate at $7,206/350 = 20.5 = 21$
Public Metered		22 (includes 1 ADA)	21
Parking Residential	N/A	70	70 per State Density Law
Parking Guest	N/A	0	0 per State Density Law
Extra/ADA Residential	N/A	5 (includes 3 res ADA)	3 resident ADA (can be part of 70 spaces)
Total Parking	N/A	118	112

ESTIMATED FEES:

☒ New Development Impact: \$2,206 Estimate
☒ In Lieu Parkland: TBD

☒ 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 resolution.

ART IN PUBLIC PLACES:

Applies to Project