

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
4-bay Auto Repair Facility at an Existing Car Rental and Office Building Conditional Use Permit, P2018-0001-CUP.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
2926 La Cienega Boulevard Culver City, CA 90232		Ehsan Vahidi AEMV L.L.C. 2423 Lincoln Boulevard Venice, CA 90291 (310) 666 - 3116
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 3 ☐ 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: 7/18/18	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: N/A	☐ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 7/18/18	☐ City Council ☐ Cable Crawler ☐ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Meetings and Agendas
GENERAL INFORMATION:		
General Plan: Industrial Park		Zoning: Industrial General (IG)
Redevelopment Plan: N/A		Overlay Zone/District: East Washington Overlay (-EW)
Legal Description: Assessor's Parcel Number 4205-001-079		Existing Land Use: Car Rental and Offices

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ADJACENT ZONING & LAND USES (Project North = La Cienega Blvd towards Washington Blvd)

Location	Zoning	Land Use
West:	IG & EW	1 & 2 story light industrial, office, auto repair, restaurants
East:	IG & EW	1 & 2 wholesale food distributor
North:	IG & EW	1 story commercial, auto repair/tire, retail, fueling station
South:	IG	1 story contractor's supply store

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	33,406 Sq.Ft.	No Change	No. minimum
Building Coverage:	14%	16%	No. minimum/maximum
Building Area:	4,663 Sq.Ft.	2,878 Sq.Ft.*	No. minimum/maximum
Building Use:	Commercial	Commercial	Commercial/Industrial
* New Building Only; Car Repair within a portion of existing 1 Story/19 Ft Structure			

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	27	31	31 minimum
Handicapped (Part of Total)	N/A	N/A	N/A
Total:	2	2	2

Building Height*:	1 Story/19 Ft	3 Stories/34 Ft	3 Stories/43 Ft. maximum
* New Building Only; Car Repair within a portion of existing 1 Story/19 Ft Structure			

Building Setbacks (Adams Blvd is considered the front for this section of the summary)

Front	4 Ft	4 Ft	0 with landscape setback
Rear	128 Ft	96 Ft	No Requirement
Side (L)	0 Ft	0 Ft.	No Requirement
Side (R)	0 Ft	0 Ft.	No Requirement

ESTIMATED FEES:

☐ New Development Impact	☒ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☐ In Lieu Parkland:	☒ Art: <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 CUP.

ART IN PUBLIC PLACES:

TBD