

Attachment No. 3  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
9925 Jefferson Blvd Creative Office, Site Plan Review, P2021-0218-SPR, to allow the construction of creative office and parking structures.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
9925 Jefferson Boulevard Culver City, CA 90232		John Bowman Elkins Kalt Weintraub Reuben Gartside LLP 10345 W. Olympic Boulevard Los Angeles, California 90064 (310) 746-4409
<b>PERMIT/APPLICATION TYPE:</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Administrative Use Permit  <input type="checkbox"/> Conditional Use Permit  <input type="checkbox"/> Administrative Site Plan Review  <input checked="" type="checkbox"/> Site Plan Review  <input type="checkbox"/> Administrative Modifications (parking)  <input type="checkbox"/> Variance  <input type="checkbox"/> Master Sign Program  <input type="checkbox"/> Certificate of Appropriateness  <input type="checkbox"/> Certificate of Exemption  <input type="checkbox"/> DOBI </div> <div style="width: 48%;"> <input type="checkbox"/> Tentative Parcel Map  <input type="checkbox"/> Tentative Tract Map  <input type="checkbox"/> Lot Line Adjustment  <input type="checkbox"/> Zoning Code Amendment - Text  <input type="checkbox"/> Zoning Code Amendment - Map  <input type="checkbox"/> General Plan Amendment - Text  <input type="checkbox"/> General Plan Amendment - Map  <input type="checkbox"/> Planned Unit Development  <input type="checkbox"/> Specific Plan  <input type="checkbox"/> Other: </div> </div>		
<b>APPROVAL BODY:</b>		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative <input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council <input type="checkbox"/> Other:		
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<input checked="" type="checkbox"/> Categorical Exemption, Class 32 <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
<b>CEQA Noticing</b>	<input checked="" type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing Date:</b> 01/18/2022	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> w/in 500' foot radius / Extended <input type="checkbox"/> Other: Beyond 500' radius (2,500')
<b>Posting Date:</b> 01/18/2022	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy Date:</b> 01/18/2022	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input checked="" type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> Other:
<b>GENERAL INFORMATION:</b>		
<b>General Plan:</b> Light Industrial		<b>Zoning:</b> Industrial General (IG)
<b>Redevelopment Plan:</b> N/A		<b>Overlay Zone/District:</b> N/A
<b>Legal Description or Assessor Parcel Number</b> 4207-031-016		<b>Existing Land Use</b> Office and Warehouse

## PROJECT SUMMARY

Location	Zoning	Land Use
North	OS Zone (with Ballona Creek) and R2 Zone beyond	Residential Two-Family beyond Ballona Creek with one & two-story single & two-family residential uses
South	IG Zone across Jefferson Blvd	One & multi-story non-residential buildings used for office, storage, and light industrial
East	IG Zone	Three-story Research & Development Office Building
West	IG Zone	Two-story commercial office & light industrial building

Project Data	Existing	Proposed	Required/Allowed
Lot Area	73,854 sq.ft. Net Excluding L.A.C.F.C.D.	Same	No Requirement
Building Coverage	47%	62%	No Requirement
<b>Building</b>			
Area	41,925 sq.ft.	51,178 sq.ft.	No Requirement
Height	Approximately 22 ft.	43 ft.	43 ft. maximum
Setback; Front/South	7 ft. Minimum	5 ft. Minimum	5 ft. Minimum
Setback; Rear/North	60 ft. from L.A.C.F.C.D. Easement Boundary	N/A	None Required
Setback; Side Right/East	0 ft.	0 ft.	None Required
Setback; Side Left/West	11 ft.	11 ft. to 16 ft.	None Required
<b>Parking Structure</b>			
Area	N/A	70,739 sq.ft.	No Requirement
Height	N/A	36 ft.	43 ft. maximum
Setback; Front/South	N/A	N/A	5 ft. Minimum
Setback; Rear/North	N/A	16 ft. from L.A.C.F.C.D. Easement Boundary	None Required
Setback; Side Right/East	N/A	1.5 ft.	None Required
Setback; Side Left/West	N/A	5 ft.	None Required

Parking Data	Unit	Required Factor	Spaces Required	Spaces Provided
General Office	51,178 sqft.	1 space per 350 sqft.	146	177

<b>ESTIMATED FEES:</b>		
<input checked="" type="checkbox"/> New Development Impact: \$1 per sqft	<input type="checkbox"/> School District:	<input checked="" type="checkbox"/> Plan Check: <u>TBD</u>
<input type="checkbox"/> In Lieu Parkland:	<input checked="" type="checkbox"/> Art: <u>TBD</u>	<input checked="" type="checkbox"/> Sewer: <u>TBD</u>
<b>INTERDEPARTMENTAL REVIEW:</b>		
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.		
<b>ART IN PUBLIC PLACES:</b>		
TBD		