Attachment No. 3 PROJECT SUMMARY

APPLICATION TITLE & CASE NO:				
P2021-0171-SP	R, P2021-0171-AUP,	P2021-0171-AM Plan	ning Commission consideration of Site Plan	
Review, Administrative Use Permit, and Administrative Modification to develop a 3-story, 16,900 sq. ft. Office				
Building on a 9,9	89 sq. ft. site located at	5861-5863 Washingto	n Boulevard.	
PROJECT ADD	PROJECT ADDRESS/LOCATION: APPLICANT INFORMATION:			
		Maxam Properties		
5861-5863 Washington Boulevard		3805 Canfield Avenue Suite A		
Culver City, CA 90232			2	
PERMIT/APPLIC				
🛛 Administrative			ative Parcel Map	
🔲 Conditional U	Use Permit			
	e Site Plan Review		ine Adjustment	
🛛 Site Plan Rev			ng Code Amendment - Text	
🔲 Administrative	e Variance		ng Code Amendment -Map	
U Variance			eral Plan Amendment - Text	
🔲 Master Sign F		_	eral Plan Amendment - Map	
	Appropriateness		ned Unit Development	
Certificate of	Exemption		cific Plan	
		🖾 Othe	er: Administrative Modification	
APPROVAL BO				
			opment Agency	
Planning Com	mission	Other:		
City Council				
	AL DETERMINATION			
Determination	Categorical Exemp			
Determination	Negative Declarati			
CEQA Noticing	Environmental Imp	on (w/in 5 days of decis	ion)	
CEQA NOTICING	· ·	Adopt (21 days of decis	,	
		nation (w/in 5 days of de		
			n (w/in 5 days of decision)	
	□ Notice of Preparat			
Image: Notice of Preparation Image: Notice of Availability Image: Notice of Completeness PUBLIC NOTIFICATION: Image: Notice of Completeness				
Mailing	Property Owners		w/in 500' foot radius	
Date: 02/16/22	\boxtimes Occupants		⊠ w/in 500' foot radius / extended	
Dute : 02/10/22		Owners & Occupants	Other: Beyond 500' radius	
Posting	Onsite		☐ Other:	
Date: 02/18/22				
Publication	Culver City News		☐ Other:	
Date:				
Courtesy	City Council		Press Release	
Date: 02/16/22			HOA /Neighborhood Groups	
- ato: 02/10/22	Master Notification	List	Culver City Organizations	
	Culver City Websit		Other: Planning Commission and Public	
	Cable Crawler	-	Notification email subscribers	

GENERAL INFORMATION:		
General Plan	Zoning	
General Corridor	Industrial General (IG)	
Redevelopment Plan	Overlay Zone/District	
N/A	East Washington (-EW)	
Legal Description	Existing Land Use	
Lots 244, 245, and 246 of Tract No. 6256	Commercial (Auto Repair)	
APNs 5065-016-005 and 5065-016-006		

ADJACENT ZONING AND LAND USES

<u>Location</u> North South East: West	<u>Zoning</u> RMD IG IG IG	Land Use Residential (Single F Industrial (Warehous Commercial (Restau Commercial (Office,	se and Wholesale) Irant)
<u>Project Data</u> Lot Area Building Area	Existing 9,989 s.f. 3,414 s.f.	<u>Proposed</u> No Change 16,900 s.f.	<u>Required</u> NA NA
Parking: Standard Handicapped EV Compact Parking Total:	Unknown 0 0 0	30 3 17* 10 43	34 (Minimum)** 2 (Minimum) 17* (Minimum) 12 (Maximum)** 48 **

Notes: * Some Standard and Compact stalls double as EV stalls.

** Project requests Administrative Modification for reduction in number of parking stalls.

Building Height:

Existing	<u>Proposed</u>	<u>Required</u>
1 story	3 stories/47'-3'	3 stories/43 ft. (Maximum)***
Note: *** Project requests Administrative Modifica	ition for increase in building he	ight.

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	O ft.	0 ft.
Rear	NA	2 ft. to 25 ft.	2 ft. to 25 ft.
Side (west)	NA .	O ft.	0 ft.
Side (east)	NA	0 ft.	0 ft.

ESTIMATED FEES:

New Development Impact Fee	School District: TBD	Plan Check: TBD
🔲 In Lieu Parkland Fee: TBD	Art: TBD	Sewer: TBD

INTERDEPARTMENTAL REVIEW:

The Project Review Committee reviewed the project during the Preliminary Project Review phase on April 2, 2020 and, following the application submittal, provided responses on August 12, 2021. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.

ART IN PUBLIC PLACES:

The project will be subject to the City's Art in Public Places Program. Applicant's decision TBD.