

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
P2021-0171-SPR, P2021-0171-AUP, P2021-0171-AM Planning 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 9,989 sq. ft. site located at 5861-5863 Washington Boulevard.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
5861-5863 Washington Boulevard		Maxam Properties 3805 Canfield Avenue Suite A Culver City, CA 90232
PERMIT/APPLICATION TYPE:		
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input checked="" 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 Variance <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 checked="" type="checkbox"/> Other: Administrative Modification </div> </div>		
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption (Class 32) <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<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	
PUBLIC NOTIFICATION:		
Mailing Date: 02/16/22	<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
Posting Date: 02/18/22, 03/XX/22	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date:	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 02/16/22	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input checked="" type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input type="checkbox"/> Cable Crawler	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: Planning Commission and Public Notification email subscribers

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

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	RMD	Residential (Single Family Home)
South	IG	Industrial (Warehouse and Wholesale)
East:	IG	Commercial (Restaurant)
West	IG	Commercial (Office, Retail, Auto Repair)

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	9,989 s.f.	No Change	NA
Building Area	3,414 s.f.	16,900 s.f.	NA

Parking:			
Standard	Unknown	30	34 (Minimum)**
Handicapped	0	3	2 (Minimum)
EV	0	17*	17* (Minimum)
Compact Parking	0	10	12 (Maximum)**
Total:		43	48**

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

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

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story	3 stories/47'-3'	3 stories/43 ft. (Maximum)***

Note: *** Project requests Administrative Modification for increase in building height.

Building Setbacks:

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

ESTIMATED FEES:		
<input checked="" type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact	<input checked="" type="checkbox"/> Mobility
<input type="checkbox"/> In Lieu Parkland Fee	<input checked="" type="checkbox"/> Art in Public Places	
Note: Other departments may assess other fees during the approval process.		
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 is subject to the City's Art in Public Places Program. Applicant proposes public art onsite. Cultural Affairs approval is pending.		