

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Site Plan Review and Administrative Use Permit P2021-0261-SPR/AUP to construct a new 11,100 square foot, four-story office building with at-grade tandem parking on a split-jurisdiction property partially in Culver City in the Commercial General (CG) zone and partially in the City of Los Angeles.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12300 Washington Boulevard		ODAA Architecture 3432 West Jefferson Boulevard Los Angeles, California 90018
PERMIT/APPLICATION TYPE:		
<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		<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:
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Public Meeting <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other: <input type="checkbox"/> Administrative
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: 5/18/22	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other:
Posting Date: 5/18/22	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 5/19/22	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input 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 type="checkbox"/> Other: Chamber of Commerce

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GENERAL INFORMATION:				
General Plan General Corridor		Zoning Commercial General		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 180 That Part in City of LA and That Part in Culver City Ex of St of the Culver Gardens Tract		Existing Land Use Commercial Office and Retail		
Location	Zoning	Land Use		
North	CG	Multi-Family Apartments		
South	City of LA	Multi-Family Apartments		
East	CG	Bar/Restaurant		
West	CG	Commercial Bank		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	12,030 sq. ft.	Same	N/A	
Building Coverage	25%	43%	N/A	
Building Data	Existing	Proposed	Required/Allowed	
Area	2,984 sq. ft.	11,100 sq. ft.	N/A	
Height	15 ft.	51 ft.	56 ft. maximum	
Setback; Front	0 ft.	0 ft.	0 ft.	
Setback; Rear	0 ft.	54 ft.	10 ft.	
Setback; Side Right	0 ft.	0 ft.	0 ft.	
Setback; Side Left	3 ft.	0 ft.	0 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
11,100 sq. ft. Office Building	N/A	One Space per 350 Square Feet GFA	32	32
Total			32	32
ESTIMATED FEES:				
<input checked="" type="checkbox"/> New Development Impact: \$6,100 <input type="checkbox"/> In Lieu Parkland: N/A		<input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: TBD <input checked="" type="checkbox"/> Art in Public Places: TBD		<input type="checkbox"/> Mobility: \$147,075
Note: Other departments may assess other fees during the approval process.				
INTERDEPARTMENTAL REVIEW:				
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.				
ART IN PUBLIC PLACES:				
The Applicant has chosen to pay the in-lieu fee for art in public places. Total amount to be determined.				