

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:				
11039 Washington Blvd. Case Nos: Conditional Use Permit, Administrative Use Permit, Zoning Code Map Amendment, Categorical Exemption, P2021-0043-CUP, -AUP, -ZCMA, -CE, to allow three vehicle repair bays to an existing remote Customer Auto Repair Facility.				
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:		
11039 Washington Boulevard Culver City, CA 90232		Shane Stuart Swerdlow Senior Project Manager Craig Lawson & Co., LLC 3221 Hutchison Avenue, Suite D Los Angeles, California 90034 714-618-0404		
PERMIT/APPLICATION TYPE:				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input 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 </td> <td style="width: 50%; vertical-align: top;"> <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 checked="" 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: </td> </tr> </table>			<input checked="" type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input 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	<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 checked="" 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:
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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 checked="" 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 1 <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____			
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: 05/18/2022	<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')		
Posting Date: 05/18/2022	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:		
Publication 05/19/2022	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:		
Courtesy Date: 05/18/2022	<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:		

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GENERAL INFORMATION:				
General Plan: General Corridor		Zoning: Commercial General (CG) / Residential Medium Density Multiple(RMD)		
Redevelopment Plan: N/A		Overlay Zone/District: N/A		
Legal Description or Assessor ID Number Portion of Lot 13 and Portion of Lot 14 of Robert F Jones Walnut Grove Tract 4213-003-034 and 4213-003-035		Existing Land Use Auto Repair, Dealership Offices, Dealership Auto Parking		
Location	Zoning	Land Use		
North	RMD	2-story residential duplex, with additional single- and multi-family residential buildings beyond.		
South	CG	1- to 2-story retail/commercial buildings and a 3-story mixed-use development fronting Washington Blvd, and single and 2-family residential beyond.		
East	CG	1-story retail		
West	OS and RMD	Tellefson City Park and a 1-story church.		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	23,055 SF	Same	No Requirement	
Building Coverage	43%	43%	No Requirement	
Building Data	Existing	Proposed	Required/Allowed	
Area	7,718 SF	8,967 SF.	No Requirement	
Height	24 F	24 F (20 F Addition)	56 F. maximum	
Setback; Front/South	2 F Minimum	2 F Min (No Change)	No Requirement	
Setback; Rear/North	45 F	45 F (Including Addition)	10 F for first 15 F of building height. 60-degree, clear zone angle above 15 F height.	
Setback; Side Right/East	0 F	0 F (5 F Addition)	None Required	
Setback; Side Left/West	2 F	2 F (No Change)	None Required	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
Office	5,522.75 F	1 space per 350 F	16	16
Vehicle Bays	6 bays	3 spaces per bay	18	18
Total			34	34
ESTIMATED DEVELOPMNET FEES:				
<input type="checkbox"/> New Development Impact: _____ <input type="checkbox"/> In Lieu Parkland: _____		<input type="checkbox"/> Affordable Housing Commercial Development Impact: _____ <input checked="" type="checkbox"/> Art in Public Places: _____		<input checked="" type="checkbox"/> Mobility: \$18,635.08 1,249 sf X \$14.92/sf = \$18,635.08
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:				
TBD				