

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Beyond Hello. Conditional Use Permit, P2021-0276-CUP, to allow a Cannabis Retailer-Storefront in a new, single story, 3,824 square foot building with 11 surface parking spaces.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3800 Sepulveda Boulevard Culver City, CA 90230		Tom Dougherty, C/O Jushi Holdings 301 Yamato Road Boca Raton, FL 33431
PERMIT/APPLICATION TYPE:		
<input 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 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 checked="" type="checkbox"/> City Council		<input type="checkbox"/> Public Meeting <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration or <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
CEQA Noticing	<input type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input checked="" type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input checked="" type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input checked="" 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: 06/22/2022	<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 type="checkbox"/> w/in 500' foot radius / Extended <input checked="" type="checkbox"/> Other: Beyond 500' radius (2,500')
Posting Date: N/A	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 06/22/2022	<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: West Washington
GENERAL INFORMATION:		
General Plan: General Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: CSO
Legal Description A portion of Lot 15 of a Partition of Pedro Talamantes 120.71 Acres allotted from the Ranch La Ballona as shown on Clerk Filed Maps 187 (SCC 7078)		Existing Land Use Vacant/Empty Lot; Previous Gas Station

PROJECT SUMMARY

Location	Zoning	Land Use
North:	Los Angeles C2-1	Venice Boulevard, with commercial uses beyond
East:	Culver City CG	Commercial uses including a car wash, with a church and residential uses beyond
South:	Culver City CG	Commercial uses including a fast-food restaurant, with a nursery beyond
West:	Culver City CG	Sepulveda Boulevard, with a Shell gasoline service station beyond

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	0.3 acres.	Same	No Requirement
Lot Coverage	0%	29.3%	No Requirement
Building Area	0 sf	3,824 sf	No Requirement
Building Height	0 f	32.25 f	56 f max
Building Setback; Front/West	0 f	16.96 f	None Required
Building Setback; Rear/East	0 f	11.25 f	None Required
Building Setback; Side/North	0 f	7.5 f	None Required
Building Setback; Side/South	0 f	66.85 f	None Required

Parking Data	Areas (SF)	Required/Factor	Required	Provided
Retail Space Ground Floor	3,824	1/350 SF	11	11

ESTIMATED DEVELOPMNET FEES:		
<input type="checkbox"/> New Development Impact: N/A (Less than 5,000 sf) <input type="checkbox"/> In Lieu Parkland: N/A (No proposed housing)	<input type="checkbox"/> Affordable Housing Commercial Development Impact: N/A (less than 10,000 sf) <input checked="" type="checkbox"/> Art in Public Places: _____	<input checked="" type="checkbox"/> Mobility: \$57,054.08 3,824 sf X \$14.92/sf = \$57,054.08
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		