

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Culver Theatre Residents/REthink: Site Plan Review (SPR) & Density and Other Bonus Incentives (DOBI), allowing a 3 to 4 level, mixed-use project, with 2,724 SF of ground floor commercial, 34 residential units (2 Very Low-Income & 4 Workforce), in the Commercial Downtown (CD) Zone (Case Nos: P2022-0178-SPR/DOBI).		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
9814 and 9810 Washington Blvd 9763 and 9739 Culver Blvd Culver City, CA 90232		Greg Reitz, Principal REthink Development 9812 Washington Blvd Culver City, CA 90232 (805) 201-6686
PERMIT/APPLICATION TYPE:		
<input 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 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 checked="" 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 checked="" type="checkbox"/> Categorical Exemption <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: 07/19/2022	<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
Posting Date: 07/19/2022	<input checked="" 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: 07/19/2022	<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: Downtown		Zoning: Commercial Downtown (CD)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description LOT 4 AND POR OF LOT 27 of BLK 1 of TR NO. 1775 LOT 3 of BLK 1 of TRACT NO 1775		Existing Land Use Vacant house and Restaurant uses

PROJECT SUMMARY

Location	Zoning	Land Use
North:	CD	Washington Boulevard and bank building beyond
East:	CD	Restaurants
South:	-CV (Civic Center Overlay)	Culver Boulevard and Culver City City Hall beyond
West:	CD	Theatre Building

Project Data	Existing	Proposed	Required/Allowed
Lot Area	0.293 acres	Same	No Requirement
Lot Coverage	Approximately 40%	Approximately 90%	No Requirement
Building Area	6,575 SF	22,779 SF	No Requirement
Residential micro studio units*	N/A	256 SF	350 SF Minimum
Residential one-bedroom units*	N/A	570 SF	700 SF Minimum
Building Height	30 F Maximum	4 stories/52 FT	3 stories/44 FT Maximum
Building Setback; Street Facing South – Culver Blvd	0 F Minimum	Varies 0 to 24 F	Minimum 75% 0-setback
Building Setback; Street Facing North – Washington Blvd	8 F Minimum	Varies 0 to 5.5 F	Minimum 75% 0-setback
Building Setback; Side/East	4 F	Varies 4 to 11 F	None Required
Building Setback; Side/West	1 F	Varies 0 to 4.5 F	None Required

* In Mixed Use Projects, no more than 25% of the total number of residential units can be studios or micro-units.

Parking Data	Areas (SF)/Unit Count	Required/Factor	Required
Commercial Use	2,724	1/350 sf	8
Commercial Loading			1
Residential micro studio units	22	0.5 spaces/unit	11
Residential one-bedroom units	12	1 spaces/unit	12
Residential Guest Parking	34	1 space/4 units	8
Residential Loading space			1
Total			41

ESTIMATED DEVELOPMENT FEES:

<input type="checkbox"/> New Development Impact: <input checked="" type="checkbox"/> In Lieu Parkland: \$210,398.44	<input type="checkbox"/> Affordable Housing Commercial Development Impact: <input checked="" type="checkbox"/> Art in Public Places: To be Determined by Cultural Affairs Staff	<input checked="" type="checkbox"/> Mobility: \$135,674.08 Fee based on Net New VMT: Retail/Service Use: \$14.92/sf X 2724 sf = \$40,642.08 Residential Use: \$3,394 X 28 units = \$95,032.00 Final Mobility Fee: \$40,642.08 + \$95,032.00 = \$135,674.08
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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