

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Triangle Center Mixed Use Development: Site Plan Review (SPR), Administrative Use Permit (AUP), & Density and Other Bonus Incentives (DOBI), to allow construction of a 104-unit residential mixed-use development with ground floor commercial uses in the Commercial General (CG) Zone (Case Nos: P2021-0103-SPR/AUP/DOBI).		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12727 Washington Blvd Culver City, CA 90066		Kevin Read Ocean Hold Development 11955 Washington Blvd, #103 Culver City, CA 90066 (310) 701-0282
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input checked="" 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"/> SCS 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: 08/03/2022	<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: 08/03/2022	<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: 08/03/2022	<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: N/A
Legal Description Lots 64 through 68 and a portion of Lot 69 of Tract No. 5951, with Los Angeles County Assessor numbers 4236-020-001 through and 4236-020-006		Existing Land Use Vacant lot, surface parking, small commercial building

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Location	Zoning	Land Use			
North:	R3-1 (Los Angeles)	L.A. City alley and vacant parking lot; Zanja Street, apartments beyond			
East:	C2-1 (Los Angeles)	Zanja Street and 1-story commercial building beyond			
South:	CG (Culver City)	Washington Blvd and 1 and 2-story commercial buildings beyond			
West:	CG (Culver City)	Meier Street and 5-story mixed-use building			
Project Data (Culver City Only)		Existing	Proposed	Required/Allowed	
Lot Area		0.78 acres	Same	No Requirement	
Lot Coverage		Approximately 8.3%	Approximately 90%	No Requirement	
Building Area		2,822 SF	126,001 SF	No Requirement	
Residential GSF		N/A	106,989 SF	Units comply with minimum area per unit type; No Maximum Limit	
Commercial GSF		N/A	19,012 SF	No Requirement	
Building Height		Approximately 15 F	6 Sores/67 FT	56 FT Max per City Initiative Ordinance No. 90-013½, adopted 4/17 1990,	
Building Setback; Street Facing South – Washington Blvd		0 F Minimum	0 to 16 F with pedestrian amenities	0 to 16 F with pedestrian amenities	
Building Setback; Street Facing South – Washington Blvd above 15 Ft		N/A	0 F from first floor face	5 F from first floor face	
Building Setback; North		0 F Minimum	0 F	10 F for 1 st 15 F of height; 60-degree clear zone above 15 F height	
Building Setback; Side/East		300 F	0 to 36 F	None Required	
Building Setback; Side/West		0 F	0 to 11 F	None Required	
Parking Data (Culver City Only)		Areas (SF)/Unit Count	Required/Factor	Required	Provided
Commercial Use		19,012 SF	1/350 SF	55	66
Residential studio units*		20	1 spaces/unit	20	121 total combined spaces
Residential one-bedroom units*		55	1 spaces/unit	55	
Residential 2-bedroom units*		29	1.5 spaces/unit	44	
Total				174	187
* Parking based on State Density Law ratios that are reduced from City Standards					
ESTIMATED DEVELOPMNET FEES:					
BASED ON PROPOSED PROJECT AND SUBJECT TO CHANGE WITH FINAL AREA CALCULATIONS AND UNIT COUNTS AT BUILDING PERMIT ISSUANCE.					
<input checked="" type="checkbox"/> New Development Impact: Approximately \$14,000 Based on \$1 per SF of commercial space after the first five thousand square feet.		<input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: Approximately \$95,000 Based on \$5 per gross leasable commercial area.		<input checked="" type="checkbox"/> Mobility: Approximately \$540,200 Based on net new commercial area and residential units with \$14.92 per net new commercial area and \$3,394 per residential unit.	
<input checked="" type="checkbox"/> In Lieu Parkland: Approximately \$621,000 Based on price per SF of Project property and required minimum parkland acreage per person.		<input checked="" type="checkbox"/> Art in Public Places: TBD Based on percentage of Building Permit valuation or valuation of art piece.			
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					