

Attachment No. 2
PROJECT SUMMARY

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| APPLICATION TITLE & CASE NO: | | |
| Site Plan Review, P2022-0190-SPR, to develop new four story, 145,751 square foot commercial office building with three levels of subterranean parking in the Commercial Downtown (CD) Zone and designated Downtown in the General Plan. | | |
| PROJECT ADDRESS/LOCATION: | | APPLICANT INFORMATION: |
| 3817-3855 Watseka Avenue | | LPC West c/o Rob Kane 915 Wilshire Boulevard, Ste 2050 Los Angeles, California 90017 |
| PERMIT/APPLICATION TYPE: | | |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <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 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 </div> <div style="width: 48%;"> <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: </div> </div> | | |
| APPROVAL BODY: | | |
| <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative </div> | | |
| <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input 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 <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: 09/20/22 | <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: |
| Posting Date: 09/20/22 | <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: 9/20/22 | <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 |

PROJECT SUMMARY

| GENERAL INFORMATION: | |
|--|--|
| General Plan Downtown | Zoning Commercial Downtown |
| Redevelopment Plan N/A | Overlay Zone/District N/A |
| Legal Description Lots 16 through 29 and Portion of Vacated Alley Adjacent on Southwest of Block 13 of Tract No. 2444. | Existing Land Use Medical Office Buildings and Surface Parking Lots. |

ADJACENT ZONING AND LAND USES

| <u>Location</u> | <u>Zoning</u> | <u>Land Use</u> |
|-----------------|---------------------|------------------------------------|
| North: | City of Los Angeles | Medical Office |
| South: | CD | Multi-Family Apartments |
| East: | CD | Apartments, Office, Parking Garage |
| West: | CG | Hospital |

| <u>Project Data</u> | <u>Existing</u> | <u>Proposed</u> | <u>Required</u> |
|---------------------------|-----------------|-----------------|-----------------|
| Lot Area | 47,916 sq. ft. | N/A | N/A |
| Building Coverage: | 7,370 sq. ft. | 145,751 sq. ft. | N/A |
| Landscaped Area: | N/A | 3,504 sq. ft. | N/A |
| Parking: | | | |
| Standard | 115 | 538 | 503 |
| Handicapped | 5 | 13 | 11 |
| Total: | 120 | 551 | 514 |
| Building Height: | 24 ft. | 56 ft. | 56 ft. max |
| Building Setbacks: | | | |
| Front | 10 ft. | 0 ft. | N/A |
| Rear | 11 ft. | 9 ft. | N/A |
| Side (south) | 265 ft. | 0 ft. | N/A |
| Side (north) | 8 ft. | 3 ft. 1 in. | N/A |

| ESTIMATED FEES: | | |
|--|---|---|
| <input checked="" type="checkbox"/> Mobility Fee: \$1,933,996.50 | <input type="checkbox"/> School District: N/A | <input checked="" type="checkbox"/> Plan Check: TBD |
| <input checked="" type="checkbox"/> New Dev Impact Fee: \$140,962 | <input checked="" type="checkbox"/> Art: TBD | <input checked="" type="checkbox"/> Sewer: TBD |
| <input checked="" type="checkbox"/> Affordable Housing: \$729,810 | | |
| INTERDEPARTMENTAL REVIEW: | | |
| Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval. | | |