

Attachment No. 2  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
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.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
3817-3855 Watseka Avenue		LPC West c/o Rob Kane 915 Wilshire Boulevard, Ste 2050 Los Angeles, California 90017
<b>PERMIT/APPLICATION TYPE:</b>		
<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>		
<b>APPROVAL BODY:</b>		
<div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Public Hearing</span> <span><input type="checkbox"/> Public Meeting</span> <span><input type="checkbox"/> Administrative</span> </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:
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
<b>CEQA Noticing</b>	<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	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing</b> 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:
<b>Posting</b> Date: 09/20/22	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy</b> 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:	
<b>General Plan</b> Downtown	<b>Zoning</b> Commercial Downtown
<b>Redevelopment Plan</b> N/A	<b>Overlay Zone/District</b> N/A
<b>Legal Description</b> Lots 16 through 29 and Portion of Vacated Alley Adjacent on Southwest of Block 13 of Tract No. 2444.	<b>Existing Land Use</b> 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
<b>Parking:</b>			
Standard	115	538	503
Handicapped	5	13	11
<b>Total:</b>	<b>120</b>	<b>551</b>	<b>514</b>
<b>Building Height:</b>	24 ft.	56 ft.	56 ft. max
<b>Building Setbacks:</b>			
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.		