

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
8570 National Boulevard, 3-story Commercial/Office Project: The project consists of a Site Plan Review (P2022-0062-SPR), Administrative Modification (P2022-0062-AM), and an Administrative Use Permit (P2022-0062-AUP) for the construction of 3-story Commercial/Office Development containing 35,073 sq. ft. of commercial (retail/office) area, with outdoor dining and subterranean parking.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
8570 National Boulevard (southeast corner of National Boulevard and Schaefer Street)		Redcar Properties, Ltd. 2341 Michigan Avenue Santa Monica, CA 90404
PERMIT/APPLICATION TYPE:		
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input checked="" 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 checked="" type="checkbox"/> Administrative Modification <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: 50%;"> <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: Administrative Modification </div> </div>		
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<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 (CEQA Section 15332, Class 32) <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: 11/22/2022	<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 checked="" type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 11/21/2022	<input checked="" type="checkbox"/> Onsite (1 per frontage) <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 11/23/2022	<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 checked="" type="checkbox"/> Other: Planning Commission and Public Notification email subscribers

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Industrial	Zoning Industrial General (IG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lots 318 and 319 of Tract No. 4161; and that Portion of the west 12 acres of Lot 9 of the Subdivision of the Southern part of Rancho Rincon de los Bueyes, in the City of Culver City, County of Los Angeles, State of California APN: 4206-002-007 and 4206-002-051	Existing Land Use Vacant land (formerly 1-story commercial structures and surface parking)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	T and RMD	Metro Rail right-of-way; single and multi-family residential
South	IG	3-story office development
East:	IG	1-story office, media production, and light industrial
West	IG	1-story office

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	17,767 s.f.	NA	NA
Building Size:	0 s.f.	35,073 s.f.	NA

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	91*	101 (minimum)
Compact	0	22	25 (maximum)
Accessible	0	6	6
Total:	0	91	101

*Proposed parking reduction (10% max) through Administrative Modification

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Vacant property	47.3 ft.*	43 ft. (maximum)

*Proposed height increase (10% max) through Administrative Modification

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front (National)	N/A	5 ft. / 3 ft.**	5ft.
Rear (south)	N/A	1.5 ft.	0ft.
Side (Schaefer)	N/A	2 ft.**	5 ft.
Side (east)	N/A	8.5 ft.	0 ft.

**All standards above with this notation are non-compliant and recommended to be revised to comply with the Zoning Code

ESTIMATED DEVELOPMENT FEES:		
<input checked="" type="checkbox"/> New Development Impact: \$30,073	<input checked="" type="checkbox"/> Affordable Housing Impact: \$175,365	<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> Mobility: \$472,766.65	<input checked="" type="checkbox"/> Art in Public Places: TBD	<input type="checkbox"/> School District: N/A
<input type="checkbox"/> In Lieu Parkland: N/A		<input checked="" type="checkbox"/> Sewer: TBD
Note: Additional fees may be assessed by other Divisions/Departments during the approval process.		
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on March 31, 2022. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		