

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Costco Fueling Station Relocation and Expansion: The project consists of a Conditional Use Permit Modification (P2021-0135-CUP/M) for the relocation and expansion of an existing fueling station, surface parking, and associated project design features and site improvements.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
13431 – 13463 Washington Boulevard (±3.2-acre portion between Walnut Ave and Glencoe Ave)		Costco Wholesale 999 Lake Drive Issaquah, WA 98027
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit Modification <input type="checkbox"/> Administrative Site Plan Review <input type="checkbox"/> Site Plan Review <input 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		<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
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Public Meeting <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other: <input type="checkbox"/> Administrative
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: 07/03/2024	<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: N/A	<input 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: 07/03/2024	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input checked="" type="checkbox"/> Nextdoor	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: GovDelivery (Planning Commission and Public Notification)

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Regional Center	Zoning Commercial Regional Retail (CRR)
Redevelopment Plan N/A	Overlay Zone/District Commercial Zero Setback
Site Description A ±3.2-acre portion of land within Lots 1, 2, 4, and 7 of PM 284-74-75 (parcels identified by Los Angeles County Assessor's Parcel Numbers 4236-029-003, 4236-029-008, and 4236-029-009), in the City of Culver City, County of Los Angeles, State of California	Existing Land Use Fueling station and two commercial structures (retail, food retail)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	R1 and R2*	One- and 2-story single- and multi-family residential
South	CG	Multi-story commercial/office
East:	CG and R1	Mixed-use, commercial; single-family residential
West	C2 and R1*	Parking lot, commercial; single and multi-family residential

*Within City of Los Angeles

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	±3.2 acres	NA	NA
Building Size:	8,480 s.f.	0** s.f.	NA

**Excludes open fueling station canopy

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	842	798	None
Compact	91	80	None
Accessible	30	29	29
Total:	963	907	None

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	24 ft.	17.5 ft.	56 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front (Washington)	10 ft.	25 ft.	15 ft.
Rear (north)	+700 ft.	+700 ft.	15 ft.
Side (east)	5 ft.	55 ft.	15 ft.
Side (west)	10 ft.	65 ft.	15 ft.

ESTIMATED DEVELOPMENT FEES:		
<input checked="" type="checkbox"/> New Development Impact: \$6,822 <input type="checkbox"/> Mobility: N/A <input type="checkbox"/> In Lieu Parkland: N/A	<input type="checkbox"/> Affordable Housing Impact: N/A <input checked="" type="checkbox"/> Art in Public Places: TBD	<input checked="" type="checkbox"/> Plan Check: TBD <input type="checkbox"/> School District: 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. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		

PROJECT SUMMARY

Project Description

The fueling station relocation and expansion will include the following project design features.

Project Design Feature 1 (PDF-1): Temporary noise barriers to be provided at the following locations to block the line-of-sight between the construction equipment and the adjacent noise sensitive uses.

- Along the project's western property line: Noise barrier shall provide minimum 20 dBA noise reduction (minimum 16 feet high, relative to local grade elevation) at the residences across the Project Site to the west (receptor location R1).
- Along the project's northern property line: Noise barrier shall provide minimum 5 dBA noise reduction (minimum 6 feet high, relative to local grade elevation) at the residences to the northwest (receptor location R5).
- Along the existing fuel station eastern property line: Noise barrier shall provide minimum 12 dBA noise reduction (minimum 12 feet high, relative to local grade elevation) to the residences across the Project Site to the east (receptor location R3).

Project Design Feature (PDF-2): The Project contractor will use power construction equipment with properly operating and maintained noise shielding and muffling devices, consistent with manufacturers' standards.

Project Design Feature (PDF-3): The Project construction activities will avoid concurrent construction with the Washington Boulevard Stormwater and Urban Runoff Project (City's Sewer Project) within:

- 500 feet of receptor location R1
- 400 feet of receptor location R3
- 100 feet of receptor location R4

Landscaping

Plantings along the street edges of the (Washington Blvd and Walnut Ave) will incorporate screening shrubs, with taller plantings along portions of Walnut Ave. The species will be selected to complement the existing landscape plantings while improving screening and tree canopy shade cover.

Refuse

The refuse requirements have been reviewed and confirmed to comply with applicable requirements by the Environmental Programs and Operations (EPO) Division.

Parking and Circulation

Culver City no longer has minimum parking requirements, though the applicant team has provided each unit with two parking spaces within an attached garage. Dedicated bike parking is not required due to the size of the Project.

Noise

The tallest of the noise barriers listed in the project design features above, will be placed to provide the most noise reduction at the closest residential properties along Walnut Ave, just west of the proposed relocated fueling station. Additionally, construction equipment utilized for the Project will have properly operating and maintained noise shielding and muffling devices. Coordination with the City's stormwater project will also minimize noise by avoiding concurrent construction within specified distances of the surrounding residential streets.