

Attachment No. 5
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
5700 Hannum Mixed Use Comprehensive Plan: Comprehensive Plan, Density and Other Bonus Incentives, Zoning Code Map Amendment, General Plan Map Amendment, Environmental Impact Report, P2023-0218-CP; -DOBI; -ZCMA; -GPMA; -EIR; State Clearinghouse No. 2023080709; to allow development of a Mixed-Use Project with affordable housing.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
5700 Hannum Avenue Culver City, CA 90230		Spencer B. Kallick 5700 Hannum Owner, LLC c/o Lincoln Property Company 1901 Avenue of the Stars # 1800 Los Angeles, CA 90067 (310) 788-2417
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input 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 checked="" type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input checked="" type="checkbox"/> General Plan Amendment - Map <input checked="" 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 type="checkbox"/> SCS Exemption <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input checked="" type="checkbox"/> Environmental Impact Report, Type: _____	
CEQA Noticing	<input 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 checked="" type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 06/19/2024	<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 type="checkbox"/> w/in 500' foot radius / Extended <input checked="" type="checkbox"/> Other: Beyond 500' radius
Posting Date: 06/19/2024	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication 06/20/2024	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 06/19/2024	<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: Regional Center		Zoning: Commercial Regional Business Park (CRB)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Parcel Map as per BK 104 P 31-32 OF P M LOT 2 with Los Angeles County Assessor numbers 4134-005-015		Existing Land Use Office Building and Surface Parking Lot

PROJECT SUMMARY

Location	Zoning	Land Use		
North:	CRB	Multi-story Office Uses		
East:	RHD	Multi-story, High Density Housing		
South:	RHD	Multi-story, High Density Housing		
West:	CRB	Mid-level Office Uses		
Project Data (Culver City Only)		Existing	Proposed	Required/Allowed
Lot Area		2.23 acres	Same	No Requirement
Lot Coverage		Approx 16%	Approximately 90%	No Requirement
Building Area (including parking area)		2,822 SF	528,439 SF	No Requirement
Residential GSF		N/A	356,996 SF	Units Subject to CP/PD 18 standards
Commercial GSF		30,672 SF	5,600 SF	No Requirement
Building Height		Approx 40 FT	6 Sores/78 FT	56 FT Max Requesting DOBI Height Concession
Building Setback; North/Street Facing		68 FT Minimum	0 at grade/5 FT above	Subject to CP/PD 18 standards
Building Setback; South/Street Facing		103 FT Minimum	0 at grade/5 FT above	Subject to CP/PD 18 standards
Building Setback; East/Street Facing		35 FT Minimum	0 at grade/5 FT above	Subject to CP/PD 18 standards
Building Setback; West		15 FT	No Requirement	Subject to CP/PD 18 standards
Parking Data (None Required)		Areas (SF)/Unit Count	Factor	Provided
Commercial Use		5,600 SF	1/250 SF	23
Residential studio units		39 units	1 space/unit	39
Residential one-bedroom units		180 units	1 space/unit	180
Residential 2-bedroom units		90 units	2 spaces/unit	180
Residential Guest			No Factor	6
Total				428
DOBI Related Data				
Density	Percentage Very Low Income	Percentage Density Bonus	Total Units	
100 du/a X 2.23 acres = 223	12% X 223 = 27	38.75% X 223 = 86	223 + 86 = 309	
Concession: 2 permitted / 1 requested - Height				
ESTIMATED DEVELOPMNET FEES (Based on proposed project and subject to change when permit is issued):				
<input checked="" type="checkbox"/> New Development Impact: Approximately \$600 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 \$28,000 Based on \$5 per gross leasable commercial area.	<input checked="" type="checkbox"/> Mobility: Approximately \$1,040,660 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 \$2,174,250 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: Affordable Units Exempt from Fees. 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				