

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3434 Wesley Street: Zoning Code Map Amendment, P2016-0087-ZCMA; Site Plan Review, P2016-0087-SPR; Density Bonus, P2016-0087-DOBI; and Administrative Modification P2016-0087-AM, for the construction of a proposed mixed-use project consisting 15 residential units (including one very low income unit); 14,364 square feet of commercial space; and ground level and subterranean parking totaling 69 parking spaces.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3434 Wesley Street		Pine LLC 147 W. 24 th Street Los Angeles, CA 90007
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 checked="" 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 checked="" 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 checked="" 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 checked="" 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) <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: 9/7/16	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date:	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 9/7/16	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input checked="" 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 General Corridor	Zoning Industrial General (IG) to Commercial General (CG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 20 and 21 of Tract 3772	Existing Land Use Vacant

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	Commercial
South	IG	Commercial
East:	IG	Commercial
West	IG	Commercial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	15,000 s.f.	NA	NA
Building Coverage:	NA	15,000 s.f.	NA
Dwelling Size:	NA	15 units, 13618 s.f. (total)	NA
Landscaped Area:	15,000 s.f.	3,040 s.f. (roof deck)	NA

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	66	63
Handicapped	0	3	3
Total:	0	69	66

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	NA	5 story/56ft.	56 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	9 ft.	0 ft.
Rear	NA	0 ft.	0 ft.
Side (north)	NA	0 ft.	0 ft.
Side (south)	NA	0 ft.	0 ft.

ESTIMATED FEES:		
<input checked="" type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> In Lieu Parkland Fee: TBD	<input checked="" type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> Sewer: TBD
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
ART IN PUBLIC PLACES:		
Project shall comply with the Arts in Public Places Program per CCMC Section 15.06.100 through 15.06.180.		