

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
9919 Jefferson Boulevard, Nantworks Office/Laboratory and Parking Structure: The project consists of a Site Plan Review (P2016-0139-SPR), Administrative Use Permit (P2016-0139-AUP), and an Administrative Modification (P2016-0139-AM) for the construction of a new three-story office/laboratory building and detached five-level parking structure, as well as associated site improvements.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
9919 Jefferson Boulevard (between Duquesne Avenue and Leahy Street/ College Boulevard)		Gruen Associates (Lance Jacky) 6330 San Vicente Boulevard, Suite 200 Los Angeles, CA 90048
PERMIT/APPLICATION TYPE:		
<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		<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"/> Administrative <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<input type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input checked="" type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input checked="" 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: 10/05/16	<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: 10/05/16	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 10/05/16	<input type="checkbox"/> City Council <input checked="" 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: Light Industrial	Zoning: Industrial General (IG)
Redevelopment Plan Former Component Area No. 4 (Exp. 11/23/20129)	Overlay Zone/District N/A
Legal Description 4207-031-018, 4207-031-019	Existing Land Use Vacant land (sporadically used for temporary parking)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	OS	Ballona Creek
South	IG	One & multi-story storage and office uses
East:	IG	One-story office and radio studio uses (NPR facility)
West	IG	One- & two-story light industrial and office uses

*This table considers Jefferson Boulevard to travel in an east/west direction

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	84,153 s.f./1.9 ac	NA	NA
Building Coverage:	0 s.f.	52,596 s.f.	NA
Building Size:	0 s.f.	62,558 s.f. (total)	N/A
Parking Size:	0 s.f.	124,230 s.f. (total)	N/A
Landscaped Area:	0 s.f/ N/A	13,500 s.f.	N/A

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	236	179
Tandem	0	108 (54 pairs)	N/A
Handicapped	0	7 (of 236)	7 (of 179)
Total:	0	344 (surplus of 165)	179

Building Height:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Office/Lab	N/A	3 story/47 ft., 3.5 in.*	43 ft. (allowable maximum)*
Parking Structure	N/A	5 level/43 ft., 2 in.*	43 ft. (allowable maximum)*

*Increase of 10% (4'-3 1/2") requested via Zoning Code provisions of Administrative Modification process

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	N/A	8 ft., 3 in. (office/lab)	5 ft.
Rear	N/A	7 in. (parking)	0 ft.
Side (east)	N/A	5 ft., 1 in. (office/lab)	0 ft.
Side (west)	N/A	25 ft., 8 in. (office/lab)	0 ft.
Side (east)	N/A	1 ft., 2 in. (parking)	0 ft.
Side (west)	N/A	4 ft., 3 in. (parking)	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 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, and provided responses on November 12, 2015 and September 8, 2016. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.			
ART IN PUBLIC PLACES:			
The project is required to comply with the City's Art in Public Places Program.			