

Attachment No. 3  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
Mixed Use Project with Affordable Housing Density Bonuses and Other Bonus Incentives, Site Plan Review, and Administrative Use Permit, (P2016-0072-DOBI, SPR, and AUP); for a proposed 4-story mixed use project consisting of 14 multi-family residential dwelling units above 4,898 square feet of ground floor retail commercial space with surface and subterranean parking including tandem parking spaces.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
11281 Washington Place Culver City, CA 90230		Daniel Rafalian Washington Place, LLC 11281 Washington Place Culver City, CA 90230 (310) 863-1897
<b>PERMIT/APPLICATION TYPE:</b>		
<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 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 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:
<b>APPROVAL BODY:</b>		
<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:
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<input checked="" type="checkbox"/> Categorical Exemption, Class 32 <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
<b>CEQA Noticing</b>	<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	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing Date:</b> 03/01/2017	<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
<b>Posting Date:</b> 03/01/2017	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b>	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy Date:</b> 03/01/2017	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input type="checkbox"/> Commissions <input checked="" type="checkbox"/> Master Notification List <input type="checkbox"/> Culver City Website	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: West Washington
<b>GENERAL INFORMATION:</b>		
<b>General Plan:</b> Neighborhood Serving Corridor		<b>Zoning:</b> Commercial General (CG)
<b>Redevelopment Plan:</b> N/A		<b>Overlay Zone/District:</b> N/A
<b>Legal Description</b> Lots 371, 372, 373, 374 and 375 of Tract No. 6936 with Los Angeles County Assessors Number 4214-002-040		<b>Existing Land Use</b> A vacant lot with an abandoned building; broken up concrete; overgrown vegetation

# PROJECT SUMMARY

ADJACENT ZONING AND LAND USES		
Location	Zoning	Land Use
West:	CN & RMD	Sawtelle Blvd, 1 story commercial, & 1 & 2 story multi-family
East:	RMD	1 & 2 story multi-family & I-405 Freeway
North:	RMD & R1	alley, 1 & 2 story single/multifamily
South:	CN & RMD	Washington Blvd, 1 story commercial, 1 & 2 story single/multifamily

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	12,294 sq.ft.	Same	No Requirement
Building Coverage	N/A	Approximately 90%	No Requirement
Building Area	1,400 sq.ft.	48,422 sq.ft.	No Requirement
Commercial Area	N/A	4,898 sq.ft	Min 10% of 48,422 sq.ft or 30% of 12,294 sq.ft. whichever is greater; 10% of 48,422 sq.ft = 4,842 sq.ft is the greater.
Commercial Depth	N/A	30 minimum	Minimum 30 foot depth
Residential Density	N/A	50 du/acre or 14 units.	Base density is 35 du/acre or 10 units; Density Bonus Increase of 35% results in 35% X 10 = 3.5 = 4 for a 4 unit net increase. Total = 10 + 4 = 14 units
Building Height	N/A	45 ft	45 ft maximum
Building Setback; Street Fronting at Ground Floor	N/A	0 ft	0 to 5 ft w/alcoves for entrance to tenant spaces.
Building Setback Street Fronting above Ground Floor	N/A	5 ft with some balcony & landing encroachments in the 5 ft. setback.	5 ft from building wall; with State Density Law Concessions, balcony and landing encroachments allowed.
Building Setback East Facing	N/A	0 at Ground Floor and 5 ft above Ground Floor	10 ft at Ground Level; 60 degree clear zone angle above Ground Level; with State Density Law Concessions lesser setback allowed.
Building Setback Rear	N/A	5 ft at Ground Level; 60 degree clear zone angle above Ground Level	2 ft at Ground Level; 60 degree clear zone angle above Ground Level.
Dwelling Unit Size	N/A	8 - 2-bed 932 sq.ft min 6 - 3-bed 1,600 sq.ft min	2 bed – min 900 sq. ft. 3 bed – min 1,100 sq.ft.
Project Data Parking	Existing	Proposed	Required/Allowed
Parking Commercial	N/A	14 (includes 1 ADA)	Commercial Rate at 4,898/350 = 14
Parking Residential	N/A	28	2 spaces per unit = 2 X 14 = 28
Parking Guest	N/A	3	3 minimum
<b>Total Parking</b>	<b>N/A</b>	<b>45</b>	<b>45</b>

ESTIMATED FEES:		
<input type="checkbox"/> New Development Impact:	<input checked="" type="checkbox"/> School District: <u>TBD</u>	<input checked="" type="checkbox"/> Plan Check: <u>TBD</u>
<input checked="" type="checkbox"/> In Lieu Parkland: <u>TBD</u>	<input checked="" type="checkbox"/> Art: <u>TBD</u>	<input checked="" type="checkbox"/> Sewer: <u>TBD</u>
INTERDEPARTMENTAL REVIEW:		
Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the resolution.		
ART IN PUBLIC PLACES (OR ART FEE):		
Applies to Project		