

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:							
<u>Mixed Use Project with Affordable Housing</u> 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.							
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:					
11281 Washington Place Culver City, CA 90230		Daniel Rafalian Washington Place, LLC 11281 Washington Place Culver City, CA 90230 (310) 863-1897					
PERMIT/APPLICATION TYPE:							
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <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 </td> <td style="width: 50%; vertical-align: top;"> <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: </td> </tr> </table>			<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:			
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APPROVAL BODY:							
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ENVIRONMENTAL DETERMINATION AND NOTICING:							
CEQA Determination	<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: _____						
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: 03/01/2017	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants </td> <td style="width: 50%; vertical-align: top;"> <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 </td> </tr> </table>		<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			
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GENERAL INFORMATION:							
General Plan: Neighborhood Serving Corridor		Zoning: Commercial General (CG)					
Redevelopment Plan: N/A		Overlay Zone/District: N/A					
Legal Description Lots 371, 372, 373, 374 and 375 of Tract No. 6936 with Los Angeles County Assessors Number 4214-002-040		Existing Land Use 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 $35\% \times 10 = 3.5 = 4$ 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 = $2 \times 14 = 28$
Parking Guest	N/A	3	3 minimum
Total Parking	N/A	45	45

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