

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
8888 Washington Boulevard, Synapse: The project consists of a Site Plan Review (P2016-0050-SPR) to construct a 4-story, 93,479 sq. ft. office, retail, and restaurant building including a three-level automated subterranean parking structure.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
8888 Washington Boulevard (between Landmark Street and Higuera Street)		Joseph Miller, Platform Hayden Tract III, LLC 9900 Culver Boulevard, Suite 1A Culver City, CA 90232
PERMIT/APPLICATION TYPE:		
<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 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"/> 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: 02/28/17	<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 1,000' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 03/01/17	<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: 03/01/17	<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 type="checkbox"/> Other: Planning Commission and Public Notification email subscribers

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan General Corridor	Zoning Commercial General (CG)
Redevelopment Plan Area No. 3 (Expires 11/25/2018)	Overlay Zone/District Commercial Zero Setback (-CZ)
Legal Description Parcel 4206-015-002: Lots 2, 3, 4, and 5 of Tract No. 4161 Parcel 4206-015-033: Lot 1 of Tract No. 4161 and Lots 7, 8, and 9 of Tract No. 8340 Parcel 4206-015-023: Lot 6 of Tract No. 8340	Existing Land Use Auto repair facility with surface parking lot and outdoor storage area

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	Light Industrial/Manufacturing, Office, Parking Structure
South	IG	Office, Multi-Family Residential
East:	IG	Office, Retail, Restaurant, (Platform Planned Development)
West	CG	Offices, Commercial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	26,109 s.f.	24,804 s.f.	NA
Building Coverage:	9,992 s.f.	20,856 s.f.	NA
Building Size:	9,992 s.f.	93,479 s.f. (total)*	N/A
Landscaped Area:	0 s.f.	9,545 s.f.	N/A

*Includes 23,271 s.f. of subterranean automated parking structure area

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Automated	0	207	N/A
Standard	18	4	N/A
Handicapped	0	1	1
Total:	18	212	211

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story/22 ft., 6 in.	4 story/56 ft.	56 ft. (maximum)

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	0 ft.	0 ft.	0 ft.
Rear	0 ft.	12 ft.	0 ft.
Side (east)	161 ft.	0 ft.	0 ft.
Side (west)	0 ft.	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 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 4, 2015, March 28, 2016 and December 15, 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.