

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
The Brick and the Machine. Administrative Modification, Administrative Use Permit, Site Plan Review, General Plan Map Amendment, and Zoning Code Map Amendment, Case No. P2017-0021 for the Development of a 3 to 4 Story Office Building with Ground Floor Retail and Restaurant.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
9735 Washington Boulevard Culver City, CA 90232		Clarett West Development 1901 Avenue of the Starts, Suite 1465 Los Angeles, CA 90067 (310) 807-8405
PERMIT/APPLICATION TYPE:		
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <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 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 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 checked="" type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other: </div> </div>		
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative <input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency <input checked="" type="checkbox"/> Planning Commission <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Other:		
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input type="checkbox"/> Categorical Exemption, Class 32 <input type="checkbox"/> Negative Declaration or <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
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: 08/01/2017	<input checked="" type="checkbox"/> Property Owners <input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> Occupants <input checked="" type="checkbox"/> w/in 500' foot radius / Extended <input type="checkbox"/> Adjacent Property Owners & Occupants <input type="checkbox"/> Other: Beyond 500' radius	
Posting Date: 08/01/2017	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite <input type="checkbox"/> Other:	
Publication 08/03/2017	<input checked="" type="checkbox"/> Culver City News <input type="checkbox"/> Other:	
Courtesy Date: 08/02/2017	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website </div> <div style="width: 48%;"> <input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> Other: West Washington </div> </div>	
GENERAL INFORMATION:		
General Plan: General Corridor & Downtown		Zoning: Commercial General (CG) & Commercial Downtown (CD)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description 4207-002-014, 4207-002-024, and 4207-002-025		Existing Land Use A vacant building with surface parking.

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Location	Zoning	Land Use
West	CD & CG	Delmas Terrace, 2-story bank building/parking beyond. Along west side of Delmas Terrace north of Bank Building is a mix of one- to seven story hospital and medical-office related buildings.
East	CD	A 1-story retail & commercial building immediately east of the Project Site along Washington Blvd; north of the retail/commercial building is a 2-story multi-family residential apartment building.
North	CG	7-story Southern California Hospital w/ associated medical offices/facilities & surface parking lots.
South	CD	Washington Boulevard & beyond, the 2-story Retail/Office Washington Building.

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	28,522 sq.ft.	Same	No Requirement
Building Coverage	8,871 sq.ft. or 310%	24,997 sq.ft. or 88%	No Requirement
Building Area	16,079 sq.ft.	80,519 sq.ft.	No Requirement
Building Height	23 ft.	44 ft. in CD Zone 56 ft. in CG Zone	44 ft. max in CD Zone 56 ft. max in CG Zone
Building Setback; Front/South	0 ft.	0 ft. to 3 ft.	None Required
Building Setback; Rear/North	60 ft.	3 ft.	None Required
Side/East	70 ft.	0 ft. to 10 ft.	None Required
Building Setback; Side/West	0 ft.	0 ft	None Required

Parking Data	Areas (SF)	Required/Factor (CD Zone)	Required
Office Space	55,611	1/370 SF	150.3
Retail Space	8,158	1/400 SF	20.4
Restaurant	4,234	1/100 SF	42.34
Restaurant – Ground Outdoor Dining	798	1/100 SF	7.98
Restaurant – Roof Top Outdoor Dining	1,786,88	1/100 SF	17.87
Total Project Parking Required (Prior to Parking Reduction & Shared Parking Analysis)			238.9 or 239
10% Reduction through Administrative Modification			23.9 or 24
Total Project Parking Required after 10% Reduction			239-24 or 215
Total Project Parking Provided (ADA spaces are part of total required spaces and located at every parking level consistent with CalDAG)			215

ESTIMATED FEES:

☒ New Development Impact: \$75,519 Estimate
☐ In Lieu Parkland: TBD

☒ School District: TBD
☒ Art: TBD

☒ Plan Check: TBD
☒ Sewer: TBD

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:

Applies to Project