

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
12337-12423 Washington Blvd, Market Hall: The project consists of a Comprehensive Plan (P2017-0042-CP), General Plan Map Amendment (P2017-0042-GPMA), Zoning Code Map Amendment (P2017-0042-ZCMA), and a Tentative Parcel Map (P2017-0042-TPM) to construct a multi-site commercial development comprised of 31,782 sq. ft. of artisanal food retail/restaurant uses and a three-and-a-half-level parking structure.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
12337-12423 Washington Boulevard (between Colonial Avenue and public alley east of Centinela Avenue)		Culver Public Market, LLC (Regency Centers) 915 Wilshire Boulevard, Suite 2200 Los Angeles, CA 90017
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input 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 checked="" 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 checked="" type="checkbox"/> Planned 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 checked="" 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: 10/03/17	<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 <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 10/03/17	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: 10/05/17	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 03/01/17	<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 Existing: Institutional and General Corridor Proposed: General Corridor	Zoning Existing: Public Parking Facility (PPF) Commercial General (CG) Proposed: Planned Development (PD)
Redevelopment Plan Area No. 4 (Expires 11/23/2029)	Overlay Zone/District Commercial Zero Setback (-CZ)
Legal Description/Parcel Numbers Parcel 4232-009-900 and 4232-009-901 Parcel 4231-002-900 through 4231-002-909: Lots 1 through 10, and 16 through 21, and Lot 39 of Tract No. 7863	Existing Land Use Vacant site

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	R1/RMD	Single- and Multi-Family Residential
South	CG	Service Station, Office, Retail, Restaurant
East:	CG	Office, Retail, (Multi-Family Residential beyond)
West	CG	Commercial, Retail, Restaurant

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	1.87 acres	1.87 acre	NA
Building Size:	0 sq. ft.	31,782 sq. ft. (total)*	N/A

*Includes both sites and excludes 71,924 sq. ft. of parking structure area

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	0	196	186
Handicapped	0	8	8
Total:	0	204	194

Building Height:

	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Site A:	0	3.5 story/44 ft.*	56 ft. (maximum)
Site B:	0	1 story/28.25 ft.	56 ft. (maximum)

*Includes parking structure

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	N/A	0 ft.	0 ft.
Rear	N/A	12.5 ft./74.25 ft.	10 ft. (+60 degree angle)
Side (east)	N/A	0 ft./4 ft.	0 ft.
Side (west)	N/A	0 ft./2 ft.	0 ft./2ft.

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 February 18, 2016 and March 30, 2017. 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.			