

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
4-bay Auto Repair Facility at an Existing Car Rental and Office Building Conditional Use Permit, P2018-0001-CUP.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
2926 La Cienega Boulevard Culver City, CA 90232		Ehsan Vahidi AEMV L.L.C. 2423 Lincoln Boulevard Venice, CA 90291 (310) 666 - 3116
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input 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 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:
APPROVAL BODY: <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption, Class 3 <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: 7/18/18	<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
Posting Date: N/A	<input 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: 7/18/18	<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	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: Meetings and Agendas
GENERAL INFORMATION:		
General Plan: Industrial Park		Zoning: Industrial General (IG)
Redevelopment Plan: N/A		Overlay Zone/District: East Washington Overlay (-EW)
Legal Description: Assessor's Parcel Number 4205-001-079		Existing Land Use: Car Rental and Offices

PROJECT SUMMARY

ADJACENT ZONING & LAND USES (Project North = La Cienega Blvd towards Washington Blvd)

Location	Zoning	Land Use
West:	IG & EW	1 & 2 story light industrial, office, auto repair, restaurants
East:	IG & EW	1 & 2 wholesale food distributor
North:	IG & EW	1 story commercial, auto repair/tire, retail, fueling station
South:	IG	1 story contractor's supply store

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	33,406 Sq.Ft.	No Change	No. minimum
Building Coverage:	14%	16%	No. minimum/maximum
Building Area:	4,663 Sq.Ft.	2,878 Sq.Ft.*	No. minimum/maximum
Building Use:	Commercial	Commercial	Commercial/Industrial
* New Building Only; Car Repair within a portion of existing 1 Story/19 Ft Structure			

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	27	31	31 minimum
Handicapped (Part of Total)	N/A	N/A	N/A
Total:	2	2	2

Building Height*:	1 Story/19 Ft	3 Stories/34 Ft	3 Stories/43 Ft. maximum
* New Building Only; Car Repair within a portion of existing 1 Story/19 Ft Structure			

Building Setbacks (Adams Blvd is considered the front for this section of the summary)

Front	4 Ft	4 Ft	0 with landscape setback
Rear	128 Ft	96 Ft	No Requirement
Side (L)	0 Ft	0 Ft.	No Requirement
Side (R)	0 Ft	0 Ft.	No Requirement

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 type="checkbox"/> In Lieu Parkland:	<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 CUP.

ART IN PUBLIC PLACES:

TBD