

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
10950 Washington Blvd. Parking Project: The project consists of a Conditional Use Permit (P2018-0071-CUP), and an Administrative Use Permit (P2018-0071-AUP) to construct parking stackers and implement managed tandem parking to support an existing media production facility.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
10950 Washington Boulevard (between Elenda Street and Huron Avenue)		Hudson 10950 Washington, LLC 11601 Wilshire Boulevard, Suite 900 Los Angeles, CA 90025
PERMIT/APPLICATION TYPE:		
<input checked="" 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 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 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"/> Administrative <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
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: 03/06/19	<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 type="checkbox"/> w/in 1,000' foot radius <input checked="" type="checkbox"/> Other: Beyond 500' radius
Posting Date: 03/07/19	<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: 03/06/19	<input type="checkbox"/> City Council <input checked="" type="checkbox"/> Commissions <input 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 Light Industrial	Zoning Commercial Regional Business Park (CRB)
Redevelopment Plan Area No. 3 (Expired 11/25/2018)	Overlay Zone/District Commercial Zero Setback (-CZ) Overlay
Parcel Numbers Parcel 4208-024-002, 4208-024-001, and 4208-025-018	Existing Land Use Media Production and Office

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	CG/RMD	Elementary school, assisted living, and church, residential beyond
South	R2	Single- and two-family residential
East:	IL/CG	Office, media production, single- and two-family residential
West	CG/R2	Mosque, single- and two-family residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	5.53 acres	5.53 acres*	NA
Building Size:	160,438 sq. ft.	160,438 sq. ft.*	N/A
*No changes			

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	435	590	445
Handicapped	4	13	13
Total:	439	603	458

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
	0	53 ft.*	56 ft. (maximum)

*Includes top of screen structure

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	6'-10" *	25'-0" **	15 ft.
Rear	54 ft.	29'-6" **	12 ft. (+1:2 step-back)
Side (east)	5 ft.	73 ft. **	0 ft./ 12 ft. (+1:2 step-back)
Side (west)	21 ft.	21 ft. **	0 ft./ 12 ft. (+1:2 step-back)

*Minimum existing front setback for the site is zero at the east building

**To nearest proposed stacker

ESTIMATED FEES:			
<input 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 October 12, 2017 and May 17, 2018. 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.			