

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
P2019-0104-ASPR, P2019-0104-AUP Planning Commission consideration of an Administrative Site Plan Review (SPR), and Administrative Use Permit (AUP) request, to allow a 9,847 s.f. addition to a creative office building spanning two adjoining commercial lots currently developed with a 7,500 s.f. building that will result in a total of 17,208 s.f. three-story building with mezzanine to include on-site improvements such as a parking lot restriping, new parking stackers, and new hardscape/landscape, at 3516 Schaefer Street. .		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3516 Schaefer Street		Redcar Properties 2341 Michigan Ave. Santa Monica, CA 90404
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 checked="" 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 </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 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 </div> </div>		
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 32) <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: 8/7/19	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 8/21/19	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: 8/16/19	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 8/23/19	<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 checked="" type="checkbox"/> Other: Planning Commission and Public Notification email subscribers

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Industrial	Zoning General Industrial (IG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lots 320 & 321 of Tract No. 4161	Existing Land Use Commerical/Industrial

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	Industrial
South	IG	Creative office
East:	IG	Industrial
West	IG	Industrial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	10,800 s.f.	NA	NA
Building Area (E)	7,500 s.f.	NA	NA
Building Addition	NA	9,338 s.f.	NA
Building Area (P)	16,839 s.f.		

Parking:

Standard	0	5	5
Handicapped	0	2	2
Parking Stacker	0	16	16
Tandem Parking	0	4	4
Total:		27	27

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story	3 story/ 43 ft.	3 story/43 ft. (maximum)

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	5 ft.	5 ft.
Rear	NA	41 ft.	0 ft.
Side (north)	NA	0 ft.	0 ft.
Side (south)	NA	0ft.	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 checked="" 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 June 6, 2019. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.			
ART IN PUBLIC PLACES:			
The project will not be subject to the City's Art in Public Places Program.			