

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3727 Robertson Boulevard, 5-story Mixed-Use Project: The project consists of a Site Plan Review (P2019-0291-SPR), Administrative Use Permit (P2019-029-AUP), Administrative Modification (P2019-0291-AM), Density and Other Bonus Incentives (P2019-0291-DOBI), and a Zoning Code Map Amendment (P2019-0291-ZCMA) for the construction of 5-story Mixed-Use Development containing up to 6,820 sq. ft. of commercial (retail/office) and twelve (12) dwelling units, including three (3) affordable units, with subterranean parking.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3727 Robertson Boulevard (between Venice Boulevard and Matteson Avenue)		3727 Robertson, LLC 520 Lafayette Park Place Los Angeles, CA 90057
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 Modification <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input checked="" 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 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 checked="" 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 (CEQA Section 15332, 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: 11/18/2020	<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 500' foot radius / extended <input checked="" type="checkbox"/> Other: Beyond 500' radius
Posting Date: 11/17/2020	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: 11/19/2020	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 11/19/2020	<input type="checkbox"/> City Council <input 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 General Corridor	Zoning Commercial General (CG) – Proposed Industrial General (IG) – Existing
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description S 10 FT of Lot 44 and Lots 42 and 43 of Tract 3872 APN: 4206-033-925 and 4206-033-057	Existing Land Use Single-story non-residential structure (sound studio/ media production) and surface parking

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	1-story business service, retail, and general commercial
South	IG	1-story pet hotel and business service uses
East:	IG	Multi-story commercial business park
West	IG	1-story office, media production, and light industrial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	±6,108 s.f.	NA	NA
Building Coverage:	±2,850 s.f.	±5,980 s.f.	NA
Dwelling Size:	0 s.f.	13,053 s.f. (total)	10,800 (minimum)

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	7	22**	46*
Accessible	0	1	1
Total:	3	13	46

**Proposed parking includes three (3) replacement public parking spaces, but not the proposed carshare space

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story/15 ft.	60 ft., 3 in.	56 ft. (maximum)*

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	3 ft., 6 in.	0 ft.	15ft / 5ft.*
Rear	0 ft.	2 ft.	0 ft.
Side (north)	16 ft.	0 ft.	0 ft.
Side (south)	0 ft.	0 ft.	0 ft.

*All standards above with this notation are being modified through an applicable request (i.e. Administrative Modification, and DOBI concessions and waivers)

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 December 5, 2019. 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, as applicable.		