

Attachment No. 3  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
Sweet Flower. Conditional Use Permit, P2021-0039-CUP, to allow a Cannabis Retailer-Storefront and managed parking.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
10000 Culver Boulevard Culver City, CA 90232		Timothy Dodd, CEO Sweet Flower 10000 Culver Boulevard Culver City, CA 90232 (310) 995-2299
<b>PERMIT/APPLICATION TYPE:</b>		
<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:
<b>APPROVAL BODY:</b>		
<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:
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<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: _____	
<b>CEQA Noticing</b>	<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	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing Date:</b> 09/07/2021	<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 (2,500')
<b>Posting Date:</b> N/A	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy Date:</b> 09/07/2021	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input checked="" 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 type="checkbox"/> Other: West Washington
<b>GENERAL INFORMATION:</b>		
<b>General Plan:</b> Neighborhood Serving Corridor		<b>Zoning:</b> Commercial General (CG) & Commercial Neighborhood (CN)
<b>Redevelopment Plan:</b> N/A		<b>Overlay Zone/District:</b> N/A
<b>Legal Description</b> Lot 1 of Block 14 of Track No. 1775		<b>Existing Land Use</b> 3 Story Creative Office Building

## PROJECT SUMMARY

Location	Zoning	Land Use
West	CG	2-Story, 8-Unit Apartment Building with residential and commercial beyond.
East	CG	1-story Post Office and Downtown Culver City beyond.
North	CG	Multi-Story, One Culver Office and Retail Building.
South	CN	2-Story, 4-Unit Apartment Building and multi-family residential beyond.

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	7,196 sq.ft.	Same	No Requirement
Building Coverage	100%	Same	No Requirement
Building Area	6,299 sq.ft.	Same	No Requirement
Building Height	27.5 ft.	Same	43 ft. max
Building Setback; Front/North	0 ft.	Same.	None Required
Building Setback; Rear/South	0 ft.	Same	None Required
Building Setback; Side/East	0 ft.	Same	None Required
Building Setback; Side/West	0 ft.	Same	None Required

Parking Data	Areas (SF)	Required/Factor	Required/Provided
Retail Space Ground Floor	3,150	1/350 SF	9 required / 9 Provided
Office Second Floor	1,523	Same	4 required / 3 Existing Legal Nonconforming (LNC) to remain
Office Third Floor	1,626	Same	5 required / 4 LNC to remain
Residential 4-Unit at 4017 Lincoln Ave	4-Units	2 per Unit	8 Required / 6 LNC to remain
Residential – Guest		1	1 required / 1 Existing
<b>Total Project Parking</b>			<b>27 Required / 23 Provided with 19 existing and 3 net new</b>

### ESTIMATED FEES:

<input type="checkbox"/> New Development Impact: Estimate	<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, Fire Prevention, CDD, City Manager, and City Attorney reviewed the project. No additional comments or conditions other than those incorporated into the resolution.

### ART IN PUBLIC PLACES:

TBD