

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Southern California Hospital. Site Plan Review Modification, P2021-0112-SPR/MOD, to allow the relocation of an existing emergency room department.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
Overall Hospital Campus Address: 3828 Delmas Terrace Culver City, CA 90232 Emergency Department Address: 3828 Hughes Avenue Culver City, CA 90232		Jeff Sobin Sobin Harte Architects, Inc. 1635 Pontius Avenue, First Floor Los Angeles, California 90025 (310) 231-0027
PERMIT/APPLICATION TYPE:		
<input 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/Modification <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 2 <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: 10/20/2021	<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 checked="" type="checkbox"/> w/in 500' foot radius / Extended <input type="checkbox"/> Other: Beyond 500' radius (2,500')
Posting Date: 10/20/2021	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 10/20/2021	<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 type="checkbox"/> Other:
GENERAL INFORMATION:		
General Plan: Institutional		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Lot 8, 9, 10, 14, 15, 16, and 17 of Block 12 of Tract No. 2444		Existing Land Use Hospital

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Location	Zoning	Land Use
West	City of Los Angeles / CR-1	Medical Offices / Parking Structure
East	CG	Hospital Building
North	City of Los Angeles / MU(EC)	Medical Offices / Surface Parking
South	CG and CD	Surface Parking and Bank

Project Data	Existing*	Proposed	Required/Allowed
Lot Area	51,370 sq.ft.	Same	No Requirement
Building Coverage	80%	72%	No Requirement
Building Area	41,500 sq.ft.	37,300	No Requirement
Building Height	14 ft.	17.5	56 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	Unit	Required/Factor	Required/Provided
Hospital Beds	238 Beds	1 Space per 1.5 Patient Beds	159 Required
American Legion Building	8,060SF	1 space per 350 square feet	24 Required
Emergency Room Project Parking	8 Net New ER Beds	1 Space per 1.5 Patient Beds	ER – 5 Required / 9 Provided (Additionally, the hospital has 73 existing on-site parking spaces and an 189 off-site parking spaces through various off-site parking agreements)

ESTIMATED FEES:			
<input type="checkbox"/> New Development Impact:	<input type="checkbox"/> School District: N/A	<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, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.			
ART IN PUBLIC PLACES:			
TBD			