

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Creation of Three Land Lots with Two Condominium Air Spaces per Lot Administrative Site Plan Review and Tentative Tract Map, P2016-0177-ASPR and -TTM (with Map No. 69482)		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4227 Ince Boulevard Culver City, CA 90232		Bernardo Herzer, Herzer Family Trust 10866 Washington Boulevard, #501 Culver City, CA 90232 (310) 614-2050
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☒ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Modifications (parking) ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI		☐ Tentative Parcel Map ☒ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other:
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☒ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 32 ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____	
CEQA Noticing	☒ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☐ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 2/1/17	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 2/1/17	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 2/1/17	☐ City Council ☐ Cable Crawler ☐ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: E-Mail Blast
GENERAL INFORMATION:		
General Plan: Low Density Two Family Residential		Zoning: Two Family Residential (R2)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description: Southeasterly portion of Lot 4 of Tract 3244 (Map Book No. 37 – 22)		Existing Land Use: Single Family House with Garage

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES (Project North = Ince Blvd Towards Washington Blvd)

Location	Zoning	Land Use
West:	R2/RMD	single and multi-family dwellings
East:	R2	single, 2-family, and some multi-family dwellings
North:	R2/RMD/S(Studio)	single & multi-family dwellings and studio uses beyond
South:	IG	creative office, commercial, light industrial and film production uses

Project Data	Existing	Proposed	Required/Allowed
Lot Area	18,175 sq.ft.	3 Land Lots Lot 1: 5,137 sq.ft. Lot 2: 5,366 sq.ft. Lot 3: 7,672 sq.ft.	5,000 sq.ft. minimum per new land lot
Density	1 dwelling unit	2 units per new land lot/6 new total	2 units per lot maximum
Building Area	1,495 sq.ft.	Lot 1: 1,988 sq.ft. per unit Lot 2: 1,988 sq.ft. per unit Lot 3: 2,060 sq.ft and 2,393 sq.ft.	Lot 1: 3,554 sq.ft. per unit max Lot 2: 3,646 sq.ft. per unit max Lot 3: 4,568 sq.ft. per unit max
Building Use	Single Family	2 units (duplex) per lot	2 units maximum per lot
Parking	2-car garage	2-car garage per unit/12 covered total	2 spaces per unit with at least 50% covered or 12 with at least 6 covered
Building Height	Single Story	2 stories & 26 ft, 6 in per unit	2 stories & 30 ft per unit
Building Setbacks	Front: 26 ft Rear: 75 ft Side (L): 22.5 ft Side (R): 7 ft.	Front: 18 ft Rear: 10 ft Side (L): 4 ft Side (R): 4 ft	Front: 15 ft minimum Rear: 10 ft minimum Side (L): 4 ft minimum Side (R): 4 ft minimum

ESTIMATED FEES:

☐ New Development Impact	☒ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☒ In Lieu Parkland: <u>TBD</u>	☒ Art: <u>TBD</u>	☒ Sewer: <u>TBD</u>

INTERDEPARTMENTAL REVIEW:

Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the ASPR and TTM.

ART IN PUBLIC PLACES:

Fee Applies to Project