

Attachment No. 3  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
4041 Sawtelle Boulevard, 4-unit Condominiums: The project consists of an Administrative Site Plan Review (P2019-0146-ASPR) and a Tentative Parcel Map (P2019-0146-TPM) for the construction and creation of a four unit residential condominium subdivision.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
4041 Sawtelle Boulevard (between Washington Place and Herbert Street)		Matthew D. Naering 2015 Shipway Lane Newport Beach, CA 92660
<b>PERMIT/APPLICATION TYPE:</b>		
<input 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		<input checked="" 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
<b>APPROVAL BODY:</b>		
<input checked="" type="checkbox"/> <b>Public Hearing</b>		<input type="checkbox"/> <b>Public Meeting</b>
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> <b>Administrative</b> <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 (CEQA Section 15303, Class 3, and Section 15315, Class 15) <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
<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</b> Date: 02/19/2020	<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 checked="" type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
<b>Posting</b> Date: 02/07/2020	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy</b> Date: 02/21/2020	<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:	
<b>General Plan</b> Medium Density Multiple Family	<b>Zoning</b> Residential Medium Density Multiple Family (RMD)
<b>Redevelopment Plan</b> N/A	<b>Overlay Zone/District</b> N/A
<b>Legal Description</b> Lot 32 of Tract No. 13667 APN: 4233-030-033	<b>Existing Land Use</b> Single family dwelling with detached accessory structure (garage) has been demolished

### ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	RMD	Single and Multi-Family Residences
South	RMD	Single- and Multi-Family Residences
East:	RMD	Single- and Two-Family Residences
West	R1	Single- and Two-Family Residences

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	6,554 s.f.	NA	NA
Building Coverage:	1,502 s.f.	3,909 s.f.	NA
Dwelling Size:	1,135 s.f.	7,084 s.f. (total)	4,400 (minimum)
Landscaped Area:	2,977 s.f.	1,533 s.f.	416.2 s.f.

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	2	9	9
Handicapped	0	1	N/A
<b>Total:</b>	<b>2</b>	<b>10</b>	<b>9</b>

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story/16 ft.	2 story/28 ft., 4 in.	2 story/30 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	26 ft.	18 ft., 4 in.	14 ft., 2 in.
Rear	51 ft./9.58 ft. (d.u./gar)	10 ft.	10 ft.
Side (north)	12.25 ft./2.3 ft. (d.u./gar)	5 ft.	5 ft.
Side (south)	7.6 ft./32.5 ft. (d.u./gar)	5 ft.	5 ft.

ESTIMATED FEES:		
<input 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 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 March 29, 2018 and July 11, 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.