

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
4080 Lafayette Place, 5-unit Condominiums: The project consists of an Administrative Site Plan Review (P2020-0056-ASPR) and a Tentative Tract Map (P2020-0056-TTM, No. 83049) for the construction and creation of a five-unit residential condominium subdivision.		
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:	
4080 Lafayette Place (between Braddock Drive and Culver Boulevard)	4080 Lafayette, L.P. 1300 Highland Avenue, Suite 202 Manhattan Beach, CA 90266	
PERMIT/APPLICATION TYPE:		
<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 type="checkbox"/> Tentative Parcel Map <input checked="" 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 (ASPR) <input checked="" type="checkbox"/> City Council (TTM)	<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 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: 08/05/2020	<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:
Posting Date: 08/04/2020	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 08/04/2020	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input checked="" type="checkbox"/> Master Notification List (08/06/2020) <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 Meetings & Agendas email subscribers

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Medium Density Multiple Family	Zoning Residential Medium Density Multiple Family (RMD)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 37 of Nolan Park Tract	Existing Land Use Three single family dwellings and a detached accessory structure (garage)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North:	RMD	One-story single-family residence
South:	R2	One-story single-family residences
East:	RMD	One-story single-family residence
West:	RMD	One-story single-family residence

PROJECT DATA

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	±7,708 sq. ft.	±7,500 sq. ft. (after alley dedication)	N/A
Building Coverage:	37%	58%	N/A
Dwelling Size:	2,142 sq. ft. (total)	13,895 sq. ft. (total)	5,500 sq. ft. (minimum)
Landscaped Area:	2,641 sq. ft. (total)	1,311 sq. ft. (total)	1,077 sq. ft.
Parking:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard:	3	10	10
Accessible:	0	2	2
Total:	3	12	12
Building Height:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	One story/14 ft.	Two stories/24 ft. 6 in.	2 story/30 ft. (maximum)
Building Setbacks:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front:	24 ft. 6 in.	17 ft. 4 in.	12 ft. 3 in.
Rear:	28 ft. 6 in.	5 ft.	5 ft.
Side (North):	4.8 ft.	5 ft. 1 in.	5 ft.
Side (South):	8.9 ft.	5 ft. 1 in.	5 ft.

ESTIMATED FEES:		
<input checked="" type="checkbox"/> New Development Impact: TBD	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> In Lieu Parkland: 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 June 27, 2019 and March 26, 2020. 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.		