

CITY OF CULVER CITY

Date: March 12, 2008

To: Chair and Members of the Planning Commission

From: Joseph Montoya, AICP, Associate Planner

Subject: **4227 INCE BOULEVARD**
Neighborhood Summary

Request

At the February 13, 2008, meeting, Planning Commissioner John Kuechle requested data as to "... the average size of the parcels in the block that includes 4227 Ince, as well as for the two blocks on either side of it ...".

Summary

The Planning Division reviewed the subject area and, based on the existing lot and street configuration, identified a total of eighteen (18) parcels to be analyzed as outlined in the attached map and as more specifically described below:

<u>No.</u>	<u>Address</u>	<u>Lot Area</u>	<u>Zoning</u>	<u>Units</u>
1. (A)	4227 Ince Boulevard	18,175 SF	R2	1
2. (B)	4215 Ince Boulevard	8,723 SF	R2	1
3.	9300 Lucerne Avenue	6,350 SF	R2	1
4. (C)	9320 Lucerne Avenue	12,777 SF	R2	4
5.	9301 Lucerne Avenue	12,067 SF	RMD	12
6.	4173 Ince Boulevard	10,463 SF	R2	8
7.	4170 Ince Boulevard	7,384 SF	R2	3
8.	9063 Lucerne Avenue	5,940 SF	R2	2
9.	9059 Lucerne Avenue	5,940 SF	R2	2
10.	9055 Lucerne Avenue	5,940 SF	R2	2
11.	9051 Lucerne Avenue	5,944 SF	R2	1
12.	9050 Lucerne Avenue	5,948 SF	R2	1
13.	9054 Lucerne Avenue	5,687 SF	R2	1
14.	9058 Lucerne Avenue	5,184 SF	R2	1
15.	9062 Lucerne Avenue	4,686 SF	R2	1
16.	9068 Lucerne Avenue	3,850 SF	R2	2
17. (D / 1 of 2)	4218 Ince Boulevard	10,445 SF	R2	2
18. (D / 2 of 2)	4228 Ince Boulevard	8,109 SF	R2	3

- (A) This parcel is the subject development site and Lot Area is per Tentative Tract Map.
- (B) This parcel abuts the side (north) property line of the subject site.
- (C) This parcel abuts the rear (west) property line of the subject site.
- (D) These two (2) parcels are directly across the street from the subject site.

JM/abn