

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Administrative Site Plan Review and Tentative Parcel Map P2022-0187-ASPR/TPM to allow the demolition of an existing one-story single-family dwelling and the construction of a new two story, 4-unit attached condominium development with subterranean parking in the Residential Medium Density (RMD) Zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4233 East Boulevard		Aaron Brumer Architets 10999 Riverside Drive, Suite 302 North Hollywood, CA 91602
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 Modification <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:		
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 <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
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: 8/6/24	<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: 8/7/24	<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: 8/7/24	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input checked="" type="checkbox"/> Nextdoor/GovDelivery	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> Other:

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GENERAL INFORMATION:				
General Plan Medium Density Multiple Family		Zoning Residential Medium Density		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 19 of Block B of Tract No. 3842		Existing Land Use Single Family Home		
Location	Zoning	Land Use		
North	City of LA	Single Family Home		
South	R1	Single Family Home		
East	RMD	Multi-Family Condominiums		
West	City of LA/RMD	Single Family Home		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	7,280 sq. ft.	No Change	N/A	
Building Coverage	27%	63%	N/A	
Building Data	Existing	Proposed	Required/Allowed	
Area	1,965 sq. ft.	7,857 sq. ft.	N/A	
Height	11 ft.	25 ft. 5 in.	30 ft. maximum	
Setback; Front	14 ft. 6 in.	15 ft.	13 ft.	
Setback; Rear	67 ft.	10 ft.	10 ft.	
Setback; Side Right	14 ft. 3 in.	5 ft.	5 ft.	
Setback; Side Left	12 ft. 7 in.	5 ft.	5 ft.	
Parking				
Type	Units	Required Factor	Spaces Required	Spaces Provided
Automobile Parking	4 Units	N/A	0	10
Bike Parking		Short Term: 1/10 Units Long Term: 1/Unit	Short Term: 2 Long Term: 4	Short Term: 2 Long Term 8
ESTIMATED FEES:				
<input checked="" type="checkbox"/> Mobility Fee: \$10,182.00	<input type="checkbox"/> Affordable Housing: N/A		<input checked="" type="checkbox"/> Plan Check: TBD	
<input checked="" type="checkbox"/> Park Land In-Lieu: \$24,308.63	<input type="checkbox"/> Art: N/A		<input checked="" type="checkbox"/> Sewer: TBD	
INTERDEPARTMENTAL REVIEW:				
Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.				