

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3832 Bentley Avenue, 4-unit Condominiums: The project consists of an Administrative Site Plan Review (P2016-0188-ASPR) and a Tentative Parcel Map (P2016-0188-TPM) for the construction and creation of a four unit residential condominium subdivision.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3832 Bentley Avenue (between Venice Boulevard and Matteson Avenue)		Urban Design Specialists (Ron Mandalian) 315 Washington Boulevard, Suite 2 Marina del Rey, CA 90292
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☒ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ 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: Administrative Modification		
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption (CEQA Section 15303, Class 3, and Section 15315, Class 15) ☐ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report	
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: 01/26/17	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius
Posting Date: 01/26/17	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 01/26/17	☐ City Council ☐ Commissions ☒ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Planning Commission and Public Notification 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 8 of Tract No. 10356 APN: 4213-005-005	Existing Land Use 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	Multi-Family Residences
South	RMD	Single Family Residence and Church
East:	RMD	Multi- and Single Family Residences
West	RMD	Multi- and Single Family Residences

<u>Project Data</u>	<u>Existing*</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	6,600 s.f.	NA	NA
Building Coverage:	2,552 s.f.	4,206 s.f.	NA
Dwelling Size:	1,920 s.f.	7,364 s.f. (total)	4,400 (minimum)
Landscaped Area:	1,500 s.f.	1,165 s.f.	385 s.f.

<u>Parking:</u>	<u>Existing*</u>	<u>Proposed</u>	<u>Required</u>
Standard	2	8	9
Handicapped	0	1	N/A
Total:	2	9	9

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story/16-19 ft.*	2 story/24ft., 6 in.	2 story/30 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	25 ft., 4 in.	15 ft.	12 ft., 6 in.
Rear	40 ft./4.85 ft. (d.u./gar)	5 ft.	5 ft.
Side (north)	6 ft./19 ft. (d.u./gar)	5 ft.	5 ft.
Side (south)	5 ft./5 ft. (d.u./gar)	5 ft.	5 ft.

*Prior to demolition

ESTIMATED FEES:			
☐ New Development Impact Fee ☒ In Lieu Parkland Fee: TBD	☒ School District: TBD ☐ Art: TBD	☒ Plan Check: TBD ☒ 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 May 5, 2016 and November 3, 2016. 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.			