

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Habitat for Humanity of Greater L.A. Globe Housing Project Site Plan Review, P2016-0034-SPR; Variance, P2016-0034-VAR; and Tentative Tract Map, P2016-0034-TTM		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4044 – 4068 Globe Avenue Culver City, CA 90230		Habitat for Humanity of Greater L.A. 8739 Artesia Boulevard Bellflower, CA 90706 (310) 821-7631
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Modifications (parking) ☒ 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:
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☒ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 32 ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____	
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: 3/2/16	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 3/2/16	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 3/2/16	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:
GENERAL INFORMATION:		
General Plan: Low Density Two Family		Zoning: Residential Two Family (R2)
Redevelopment Plan: N/A		Overlay Zone/District: N/A Existing Land Use: 7 vacant lots
Legal Description: Portions of Lots 469 and 470 of Tract No. 6936 and Portions of Lot 71 of Tract No. 8895, Portions of Lot 470 of Tract No. 6936 and Portions of Lot 71 of Tract No 8895, and Lots 71, 72, 73, 74, and 75 of Tract No. 8895		

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ADJACENT ZONING AND LAND USES (Project North = Northbound Globe Avenue)

Location	Zoning	Land Use
West:	R2	1 story single family dwellings.
East:	-	I-405 Freeway.
North:	R2	1 and 2 story single family dwellings.
South:	R2 and CG Beyond	1 story single family dwellings and commercial beyond.

<u>Project Data</u>	<u>Existing (Vacant Lt)</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Areas Combined	32,361 Sq.Ft.	Same	5,000 Sq.Ft. minimum per Lot
Range of Lot Areas	N/A	5,175 to 7,883 Sq.Ft.	5,000 Sq.Ft. minimum per Lot
Range of Coverages:	N/A	18% to 39%	No maximum
<u>Combined Building Areas</u>			
Lot 1:		2,610 Sq.Ft.	4,162 Sq.Ft. maximum
Lot 2:		2,608 Sq.Ft.	4,432 Sq.Ft. maximum
Lot 3:		2,809 Sq.Ft.	4,653 Sq.Ft. maximum
Lot 4:		2,706 Sq.Ft.	3,570 Sq.Ft. maximum
Lot 5:		2,706 Sq.Ft.	3,627 Sq.Ft. maximum
Building Use (Residential Only):		6 Detached Dwellings 4 Attached Dwellings in 2 Duplexes	10 Dwellings maximum

<u>Project Data</u>	<u>Existing (Vacant)</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	N/A	20	20
Handicapped	N/A	N/A	N/A
Total:	N/A	20	20
Building Height:	N/A.	2-Stories & 22.5 Ft.	2-Stories & 30 Ft. maximum

Building Setbacks

Front	N/A	18 to 20 Ft	15 Ft.
Rear	N/A.	10 to 23 Ft	10 Ft
Side (L)	N/A	5 to 10 Ft.	4 Ft.
Side (R)	N/A	5 to 11 Ft.	4 Ft.

ESTIMATED FEES:

☐ New Development Impact	☒ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☐ In Lieu Parkland:	☐ Art:	☒ Sewer: <u>TBD</u>

INTERDEPARTMENTAL REVIEW:

Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the SPR, VAR, and TPM.

ART IN PUBLIC PLACES: