

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Parcel Map No. 82489, P2018-0279-TPM and Administrative Modification P2018-0279-AM, and an exception to certain subdivision requirements for the development of a two (2) unit townhome style subdivision in the Two-Family Residential (R2) zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4116 Higuera Street		Nicolas Kendall-Bar, Francois Bar and Alison Kendall Revocable Trust 2502 California Avenue Santa Monica, California 90232
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☒ Administrative Modification ☐ 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 ☐ 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: 1/2/19	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other:
Posting Date: 1/2/19	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 1/16/19	☐ City Council ☒ Commissions ☐ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other: Chamber of Commerce

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Low Density Two Family Residential	Zoning Two Family Residential
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 102 of Tract No. 4161 as shown on Licensed Surveyors Map filed in Book 46, Page 32.	Existing Land Use Single-Family Detached Home

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North:	R2	Two Family Residential
South:	R2	Two Family Residential
East:	R2	Single Family Residential
West	R2	Single Family Residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	5,437 sq. ft.	N/A	5,000 sq. ft.
Building Coverage:	1,012 sq. ft.	3,659 sq. ft.	4,200 sq. ft.
Landscaped Area:	4,425 sq. ft.	1,920 sq. ft.	N/A
Parking:			
Standard	0	4	4
Handicapped	N/A	N/A	N/A
Total:	0	4	4
Building Height:	15 ft.	27 ft. 11 in.	30 ft. max
Building Setbacks:			
Front	17 ft.	15 ft.	15 ft.
Rear	62 ft.	14 ft.	10 ft.
Side (east)	8 ft.	4 ft.	4 ft.
Side (west)	3 ft.	4 ft.	4 ft.

ESTIMATED FEES:		
☐ Surcharge for New Dev.: N/A	☒ School District: TBD	☒ Plan Check: TBD
☐ New Development Impact Fee: NA	☐ Art: N/A	☒ 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.		