

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
4-Unit Townhome Style Subdivision Administrative Site Plan Review, P2017-0062-ASPR, Tentative Parcel Map, P2017-0062-TPM, and an Exception to the Subdivision Design Standards		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4118 Wade Street Culver City, CA 90066		Charlotte Docherty, Studio Director, Associate Ben Adams Studio 800 Wilshire Blvd, Suite 200 Los Angeles, California, 90017 (424) 527-3921
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: Exception to Subdivision Design Standards
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: 6/21/17	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 6/21/17	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 6/21/17	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Meetings and Agendas
GENERAL INFORMATION:		
General Plan: Low Density Multiple Family	Zoning: Residential Low Density Multiple (RLD)	
Redevelopment Plan: N/A	Overlay Zone/District: N/A	
Legal Description: Lot 14 of Tract No. 5740	Existing Land Use: Triplex with detached carport and garage structure	

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ADJACENT ZONING AND LAND USES (Project North = Northbound Wade Street)

Location	Zoning	Land Use
West:	RLD	1 & 2 story single & multi-family dwellings
East:	R1	1 story (with some 2-story) single-family dwellings
North:	RLD	1 and 2 story multi-family dwellings (1-family directly north)
South:	RLD	1 & 2 story single, duplex, & triplex dwellings

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	12,320 Sq.Ft.	11,900 Sq.Ft.*	5,000 sq.ft. minimum
Building Coverage:	5,000 Sq.Ft. (40.6%)	5,117 Sq.Ft. (43%)	59% maximum
Building Area:	5,000 Sq.Ft.	7,282 Sq.Ft.	No maximum
Building Use:	1-Story Triplex	4 Detached Dwelling Units	4 Residences maximum

* Area reduced due to 6-ft deep by 70-ft wide offer of dedication to City for future widening of Wade St

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	2	9	9 minimum
<i>Handicapped (Part of Total)</i>	N/A	N/A	N/A
Total:	2	9	9
Building Height:	1 Story/15 Ft	2 Stories/28 Ft	2 Stories/30 Ft. maximum

Building Setbacks

Front*	20 Ft	15 Ft	14 Ft. minimum
Rear	41 Ft	15 Ft	15 Ft
Side (L)	4.5 Ft	10 Ft.	10 Ft.
Side (R)	14 Ft	10 Ft.	10 Ft.

* Taken from new property line after 6 foot dedication

ESTIMATED FEES:

☐ New Development Impact	☒ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☒ In Lieu Parkland:	☒ Art: <u>TBD</u>	☒ 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 ASPR and TPM.

ART IN PUBLIC PLACES:

TBD