

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Tract Map No. 82792, P2021-0116-TTM and Administrative Site Plan Review P2021-0116-ASPR to allow a new four-unit residential condominium development located in the Medium Density Multiple-Family Residential (RMD) zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3826 Girard Avenue		Steve Stapakis stapakiss@gmail.com (949) 500-3427
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:		
APPROVAL BODY:		
☒ X Public Hearing ☐ Administrative ☒ Planning Commission ☐ City Council ☐ Public Meeting ☐ Redevelopment Agency ☐ Other: ☐ Administrative		
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 3, 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: 5/31/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other:
Posting Date: 6/1/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 6/1/22	☐ 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 Medium Density Multiple Family		Zoning Medium Density Multiple-Family Residential		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 47 of Tract 6365		Existing Land Use Single-Family Dwelling		
Location	Zoning	Land Use		
North	RMD	Single-Family Dwelling		
South	RMD	Triplex		
East	RMD	Single-Family Dwelling		
West	RMD	Four-Unit Apartment		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	6,111 sq. ft.	Same	5,000 sq. ft. minimum	
Building Coverage	13%	57%	44% (Average)	
Building Data	Existing	Proposed	Required/Allowed	
Area	837 sq. ft.	6,824 sq. ft.	1,100 sq. ft./Unit	
Height	13 ft.	29 ft. 11 in.	30 ft. maximum	
Setback; Front	17 ft.	16 ft.	15 ft.	
Setback; Rear	70 ft.	10 ft.	10 ft.	
Setback; Side Right	4 ft.	5 ft.	5 ft.	
Setback; Side Left	4 ft.	5 ft.	5 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
Residential Condominium	4-Unit	2 spaces per 3-bedroom unit	8	8
Guest Parking	4-Units	1 space/4 units	1	1
Total			9	9
ESTIMATED FEES:				
☐ New Development Impact: N/A ☐ In Lieu Parkland: \$28,958.81		☐ Affordable Housing Commercial Development Impact: N/A ☐ Art in Public Places: N/A		☐ Mobility: \$10,182.00
Note: Other departments may assess other fees during the approval process.				
INTERDEPARTMENTAL REVIEW:				
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.				
ART IN PUBLIC PLACES:				
N/A				