

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3336 and 3340 Helms Avenue, 8-unit Condominiums: The project consists of an Administrative Site Plan Review (P2019-0329-ASPR) and a Tentative Tract Map (P2019-0329-TTM) for the construction and creation of an eight-unit residential condominium subdivision.		
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:	
3336 and 3340 Helms Avenue (between Washington Boulevard and Jacob Street)	BCG Helms Homes, LLC 12034 Nugent Dr. Granada Hills, CA 91344	
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Administrative Site Plan Review <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Variance <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input type="checkbox"/> DOBI	<input type="checkbox"/> Tentative Parcel Map <input checked="" type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other: Administrative Modification	
APPROVAL BODY:		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Public Meeting
		<input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption (CEQA Section 15332, Class 32) <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<input checked="" type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 05/06/2020	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 05/04/2020	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 05/07/2020	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input type="checkbox"/> Cable Crawler	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> 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 27 and 28 of Lehosky Tract APN: 4312-027-003 and 4312-027-004	Existing Land Use Single family dwelling with detached accessory structure (garage) on each parcel

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	RMD	Two-story Multi-Family Residences
South	RMD	Single- and Multi-Family Residences
East:	RMD	Single- and Two-Family Residences
West	RMD	Single- and Multi-Family Residences

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	12,559.5 s.f.	NA	NA
Building Coverage:	2,914 s.f.	8,289 s.f.	NA
Dwelling Size:	1,859 s.f.	14,293 s.f. (total)	7,800 (minimum)
Landscaped Area:	6,780 s.f.	5,180 s.f.	742.5 s.f.

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	4	18	18
Handicapped	0	1	1
Total:	4	18	18

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story/15.78 ft.	2 story/28 ft., 6 in.	2 story/30 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	20/25 ft.	15 ft.	14 ft., 3 in.
Rear	78 ft./2.5 ft. (d.u./gar)	10 ft.	10 ft.
Side (north)	11.22 ft./0 ft. (d.u./gar)	5 ft.	5 ft.
Side (south)	7.9 ft./0.8 ft. (d.u./gar)	5 ft.	5 ft.

ESTIMATED FEES:		
<input type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> In Lieu Parkland Fee: TBD	<input checked="" type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> 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 October 31, 2019 and January 9, 2020. 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.