

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
9-Unit Condominium Subdivision Administrative Site Plan Review and Tentative Tract Map No. 77092, P2018-0056		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4051 and 4055 Jackson Avenue Culver City, CA 90232		Shakil Patel Shakil Patel & Associates, AIA, LEED-AP 25982 Hinckley Street, Loma Linda, CA 92354 (909) 913 - 3175
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: 3/20/19	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 3/21/19	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 3/20/19	☐ 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: Medium density Multiple Family		Zoning: Medium Density Multiple-Family Residential (RMD)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description: Lots 10 and 11, Block 4 of Tract No. 1775		Existing Land Use: One Single Family House and a four Unit Apartment Building

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ADJACENT ZONING AND LAND USES (Project North = Jackson Avenue towards Culver Blvd)

Location	Zoning	Land Use
West:	R2	1 & 2 story single & two family dwellings
East:	RMD	1 & 2 story single & two family dwellings
North:	RMD	1 & 2 story single & two family dwellings
South:	RMD	1 & 2 story single & two family dwellings

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	13,500 Sq.Ft.	No Change	5,000 sq.ft. minimum
Building Coverage:	36%	52%	Up to 60%
Building Area:	8,000 Sq.Ft.	12,819 Sq.Ft.	No maximum
Building Use:	5 units	9 units in 4 buildings	9 Residences maximum

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	5	20	20 minimum
<i>Handicapped (Part of Total)</i>	N/A	N/A	N/A
Total:	5	20	20
Building Height:	2 Story/20 Ft	2 Stories/24 Ft	2 Stories/30 Ft. maximum

Building Setbacks

Front	17 Ft	15 Ft	12 Ft. minimum
Rear	17 Ft	10 Ft	10 Ft
Side (L)	0.8 Ft	5 Ft.	5 Ft.
Side (R)	4.7 Ft	5 Ft.	5 Ft.

ESTIMATED FEES:

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

INTERDEPARTMENTAL REVIEW:

Current Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the ASPR and TTPM.

ART IN PUBLIC PLACES:

TBD