

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Design modifications to previously approved 9-unit condominium with subterranean parking Administrative Site Plan Review Modification, P2021-0306-ASPR/M; Related Case No.: P2018-0056-ASPR, - TTM		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4051 and 4055 Jackson Avenue Culver City, CA 90232		Dmitriy Kazakov (Applicant Representative) Kazakov Design 1433 N. Beverly Glen Boulevard Los Angeles, CA 90077 (310) 739 - 0799
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: Administrative Site Plan Review Modification
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: 10/04/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 10/05/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 10/04/2022	☐ 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: 4209-001-010 and 011 Lots 10 and 11, Block 4 of Tract No. 1775		Existing Land Use: One Single Family House and a four Unit Apartment Building

PROJECT SUMMARY

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

Project Data	Existing	Proposed	Required/Allowed
Lot Area	13,500 SF	No Change	5,000 sq.ft. minimum
Building Coverage	36%	50%	Up to 60%
Building Area	8,000 SF	12,957 SF	No maximum
Building Use	5 units	9 units in 4 buildings	9 dwellings maximum
Project Data	Existing	Proposed	Required/Allowed
Parking	5	20	20 minimum
<i>Handicapped (Part of Total)</i>	N/A	1	1
Total	5	20	20
Building Height	2 Story/20 Ft	2 Stories/22 Ft	2 Stories/30 Ft. max
Building Setbacks	Existing	Proposed	Required/Allowed
Front	17 Ft	17 Ft	11 Ft Min
Rear	17 Ft	10 Ft	10 Ft Min
Side Right	0.8 Ft	5 Ft	5 Ft Min
Side Left	4.7 Ft	5 Ft	5 Ft Min

ESTIMATED DEVELOPMENT FEES:

BASED ON PROPOSED PROJECT AND SUBJECT TO CHANGE WITH FINAL AREA CALCULATIONS AND UNIT COUNTS AT BUILDING PERMIT ISSUANCE.

☐ New Development Impact: ☒ In Lieu Parkland: <u>Approximately \$26,373</u> Based on price per SF of Project property; required minimum parkland acreage per person; and 4 net new units.	☐ Affordable Housing Commercial Development Impact: ☒ Art in Public Places: <u>TBD</u> Based on percentage of Building Permit valuation or valuation of art piece.	☒ Mobility: <u>Approximately \$13,576</u> Based on net new residential units with \$3,394 per residential unit.
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Note: Other departments may assess other fees during the approval process.

INTERDEPARTMENTAL REVIEW:

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

ART IN PUBLIC PLACES:

TBD