

Attachment No. 3  
PROJECT SUMMARY

<b>APPLICATION TITLE &amp; CASE NO:</b>		
Request for Tentative Parcel Map (TPM) for the Demolition of an Existing Single-Family Dwelling and Construction of Two Detached Airspace Condominiums within the Two-Family Residential (R2) Zone and Low Density Two Family General Plan Designation. (Case No. P2024-0072-TPM).		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
3556 Helms Avenue Culver City, 90232		Salvador Carbajal <a href="mailto:salcarbajal@s-acm.com">salcarbajal@s-acm.com</a> (760) 673-2550
<b>PERMIT/APPLICATION TYPE:</b>		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Modification <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 checked="" type="checkbox"/> Tentative Parcel Map <input 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:
<b>APPROVAL BODY:</b> <input checked="" type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Public Meeting</b> <input type="checkbox"/> <b>Administrative</b>		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
<b>CEQA Noticing</b>	<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	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing</b> Date: 07/03/24	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other:
<b>Posting</b> Date: 07/03/24	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy</b> Date: 07/03/24	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input checked="" type="checkbox"/> Nextdoor/GovDelivery	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> Other:

## PROJECT SUMMARY

<b>GENERAL INFORMATION:</b>			
<b>General Plan</b> Low Density Two Family	<b>Zoning</b> R2		
<b>Redevelopment Plan</b> N/A	<b>Overlay Zone/District</b> N/A		
<b>Legal Description</b> TRACT NO 4161 LOT 258	<b>Existing Land Use</b> Single-Family Dwelling		
Location	Zoning	Land Use	
<b>North</b>	R2	Duplex	
<b>South</b>	R2	Single-family dwelling	
<b>East</b>	R2	One single-family and four multi-family dwellings	
<b>West</b>	R2	Duplex	
Lot Data	Existing	Proposed	Required/Allowed
Lot Area	5,400 sq. ft.	No Change	N/A
Building Coverage	35%	67%	N/A
Building Data	Existing	Proposed	Required/Allowed
Area	1,234 sq. ft.	3,660 sq. ft.	3,660 sq. ft.
Height	13 ft.	23 ft. 10 in.	30 ft.
Setback; Front (Helms)	14 ft. 6 in.	15 f.t.	15 ft.
Setback; Rear	11 ft. 4 in.	10 ft.	10 ft.
Setback; Side Right	11 ft.	4 ft.	4 ft.
Setback; Side Left	4 ft. 11 in.	4 ft.	4 ft.
Parking			
Land Use	Required Factor	Spaces Required	Spaces Provided
Automobile Parking	N/A	0	4
Bike Parking	N/A	Short Term: 0 Long Term: 0	Short Term: 0 Long Term: 0
ESTIMATED FEES:			
<input checked="" type="checkbox"/> Mobility Fee: \$7,636.00	<input type="checkbox"/> Affordable Housing: N/A	<input checked="" type="checkbox"/> Plan Check: TBD	
<input checked="" type="checkbox"/> In-Lieu Parkland Fee: \$5,324.00	<input type="checkbox"/> Art: N/A	<input checked="" type="checkbox"/> Sewer: TBD	
INTERDEPARTMENTAL REVIEW:			
Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.			

### Design

The proposed Project was reviewed using the goals and policies of the Multi-Family Design Guidelines. The buildings have a contemporary design with the two structures mirroring each other. Each structure is two stories with at-grade parking in attached enclosed garages. The garages are located at the center of the property and are accessed by a shared driveway and screened from the public right-of-way by the front structure. The maximum height of each dwelling is 22 feet 10 inches with an additional 4 feet of parapet height, all below the Code permitted 30 feet.

The varying use of materials and configurations create variation in the building façade. First floors are wrapped in lighter natural wood siding; upper floors use white stucco that complements the lighter wood textures. The use of windows breaks up the façade while ensuring that windows do not align with neighbors to the extent feasible. The building includes roof decks that are set in from the edge of the building on all sides to increase neighbor privacy and will be surrounded by an open-work railing to reduce perception of bulk and mass at the top of the structure.

## PROJECT SUMMARY

### **Landscaping and Open Space**

The R2 zone does not have a specific landscape or open space requirement, though all non-paved area in the front, side, and rear yards must be landscaped, and the front yard setback can be no more than 25% hardscape. The Project conditions of approval require drought tolerant landscaping or xeriscape for all landscaped areas. The front unit will have a sizeable front yard with proposed landscaping that complies with front yard hardscape requirements.

### **Parking and Circulation**

Culver City no longer has minimum parking requirements, though the applicant team has provided each unit with two parking spaces within an attached garage. Dedicated bike parking is not required due to the size of the Project.