

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Parcel Map No. 38798, P2021-0304-TPM, and an exception to certain subdivision requirements for the development of a two (2) unit townhome style subdivision in the Two-Family Residential (R2) zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
8902 Hubbard Street		Hubbard Habitat, LLC 8902 Hubbard Street Culver City, California 90232
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 ☐ Administrative ☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 3 ☐ 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: 4/6/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other:
Posting Date: 4/6/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 4/12/22	☐ 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 Low Density Two Family Residential		Zoning Two Family Residential		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 87 of Tract No. 4161 as shown on Licensed Surveyors Map filed in Book 46, Page 32.		Existing Land Use Single-Family Detached Home		
Location	Zoning	Land Use		
North	R2	Single Family Dwelling with ADU		
South	R2	Single Family Dwelling		
East	R2	Single Family Dwelling		
West	R2	Single Family Dwelling		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	6,560 sq. ft.	Same	5,000 sq. ft.	
Building Coverage	23%	43%	15%	
Building Data	Existing	Proposed	Required/Allowed	
Area	1,503 sq. ft.	4,150 sq. ft.	2,000 sq. ft.	
Height	13 ft.	29 ft.	30 ft. maximum	
Setback; Front/West	25 ft. Minimum	15 ft. 2 in.	15 ft.	
Setback; Rear/East	24 ft.	10 ft. 6 in.	10 ft.	
Setback; Side Right/South	12 ft.	5 ft. 6 in.	4 ft.	
Setback; Side Left/North	6 ft.	4 ft. 4 in.	4 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
3-Bedroom Dwelling	2-units	2 spaces per unit	4	4
Total			4	4
ESTIMATED FEES:				
☐ New Development Impact: N/A ☒ In Lieu Parkland: \$4,382.56		☐ Affordable Housing Commercial Development Impact: N/A ☐ Art in Public Places: N/A		☒ Mobility: \$7,636.00
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				