

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Tract Map No. 083810, P2021-0316-TTM and Administrative Site Plan Review P2021-0316-ASPR to construct a new five-unit condominium building with underground parking in the Medium Density Multiple-Family Residential) zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3906 Huron Avenue		Dan Azran – Refined Home Construction 113 N. San Vicente Blvd Beverly Hills, California 90211
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:		
☒ Public Hearing		☐ Public Meeting
☐ Administrative ☒ Planning Commission ☒ City Council		☐ 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: 5/18/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / extended ☐ Other:
Posting Date: 5/18/22	☒ Onsite	☐ Offsite ☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 5/19/22	☐ 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 Medium Density Multiple Family		Zoning Medium Density Multiple-Family Residential		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 1 of Block 6 of the Clarkdale Tract		Existing Land Use Undeveloped		
Location	Zoning	Land Use		
North	RMD	Six Unit Apartment		
South	RMD	Duplex		
East	RMD	Duplex		
West	RMD	Single-Family Home		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	7,500 sq. ft.	Same	5,000 sq. ft. minimum	
Building Coverage	0%	67%	42% (Average)	
Building Data	Existing	Proposed	Required/Allowed	
Area	N/A	10,123 sq. ft.	N/A	
Height	N/A	38 ft. 10 in.	16 ft. 1 in. (Average)	
Setback; Front	N/A	15 ft.	15 ft.	
Setback; Rear	N/A	10 ft.	10 ft.	
Setback; Side Right	N/A	5 ft.	5 ft.	
Setback; Side Left	N/A	5 ft.	5 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
Residential Condominium	5-Unit	2 spaces per 3-bedroom unit	10	10
Guest Parking	5-Units	1 space/4 units	1	2
Total			11	12
ESTIMATED FEES:				
☐ New Development Impact: N/A ☐ In Lieu Parkland: \$24,233.36		☐ Affordable Housing Commercial Development Impact: N/A ☒ Art in Public Places: TBD		☐ Mobility: \$10,182.00
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:				
The Applicant has chosen to pay the in-lieu fee for art in public places. Total amount to be determined.				