

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
<u>Duquesne Triad</u> Administrative Site Plan Review, P2015-0122-ASPR and Tentative Parcel Map, P2015-0122-TPM		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4241 Duquesne Avenue Culver City, CA 90232		Ric Abramson/Work Plays Architects 8254 Fountain Avenue, #A West Hollywood, CA 90046 (323) 848-4869
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 ☐ Redevelopment Agency ☒ Planning Commission ☒ City Council ☐ Other:		
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 3 ☐ 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: 2/17/16	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 2/17/16	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 2/17/16	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☐ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:
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: Lot 8 of Block 19 of Tract No. 1775		Existing Land Use: Single Family House and Detached Garage

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES (Project North = Northbound Duquesne Avenue)

Location	Zoning	Land Use
West:	R2	1 & 2 story single & two family dwellings.
East:	RMD	1 & 2 story multi-family dwellings.
North:	RMD	2-story pre-school and 1 & 2 story single & multi-family dwellings.
South:	RMD	1 & 2 story single & multi-family dwellings.

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	6,750 Sq.Ft.	6,250	No minimum
Building Coverage:	2,487 Sq.Ft. (37%)	2,612 Sq.Ft. (39%)	No maximum
Building Area:	2,487 Sq.Ft.	5,544 Sq.Ft.	No maximum
Building Use:	Single Family	3 Detached Dwelling Units	Residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	2	6	6
<i>Handicapped (Part of Total)</i>	N/A	N/A	N/A
Total:	2	6	6
Building Height:	15 Ft.	28 Ft.	30 Ft. maximum

Building Setbacks

Front	20 Ft.	21 Ft. 3 In.	21 Ft. 3 In.
Rear	60 Ft.	10 Ft	10 Ft
Side (L)	6 Ft.	5 Ft.	5 Ft.
Side (R)	12 Ft.	5 Ft.	5 Ft.

ESTIMATED FEES:

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

INTERDEPARTMENTAL REVIEW:

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

ART IN PUBLIC PLACES:

TBD