

Attachment No. 4
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Parcel Map No. 83616, P2021-0291-TPM and P2021-0292-TPM to subdivide 4164 and 4170 Lincoln Avenue to construct a two-unit residential condominium on each parcel in the Two-Family Residential (R2) zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4164-4170 Lincoln Avenue		Caswell Homes, LLC 8913 Olympic Boulevard Unit 102 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:		
☒ X Public Hearing ☐ Administrative ☒ Planning Commission ☐ City Council		☐ Public Meeting ☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 15 ☐ 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: 5/4/22	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other:
Posting Date: 5/4/22	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 5/5/22	☐ 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 31 and 32 of Block 18 of Tract No. 1775 filed in Book 23, Page 190-191.		Existing Land Use Duplex and Triplex		
Location	Zoning	Land Use		
North	R2	Triplex		
South	RMD	Triplex		
East	R2	Duplex with ADU		
West	R2	Triplex and Duplex		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	6,750 sq. ft. / lot	Same	5,000 sq. ft.	
Building Coverage	26%-27%	49%-51%	22%	
Building Data	Existing	Proposed	Required/Allowed	
Area	4,032 sq. ft. total	8,378.7 sq. ft. total	3,000 sq. ft. minimum	
Height	13 ft.	24 ft. 8 in.	30 ft. maximum	
Setback; Front/West	30 ft.	24 ft. 9 ½ in.	15 ft.	
Setback; Rear/East	40-50 ft.	10 ft. 6 in. – 14 ft. 8 ½ in.	10 ft.	
Setback; Side Right/South	10 ft.	5 ft.	4 ft.	
Setback; Side Left/North	5 ft.	5 ft.	4 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
3-Bedroom Dwelling	4-units	2 spaces per unit	8	8
Total			8	8
ESTIMATED FEES:				
☐ New Development Impact: N/A ☐ In Lieu Parkland: N/A		☐ Affordable Housing Commercial Development Impact: N/A ☐ Art in Public Places: N/A		☐ Mobility: N/A
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				