

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:		
<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 Variance <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:
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption, Class 15 <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<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
PUBLIC NOTIFICATION:		
Mailing Date: 5/4/22	<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:
Posting Date: 5/4/22	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 5/5/22	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input type="checkbox"/> Cable Crawler	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> 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:				
<input type="checkbox"/> New Development Impact: N/A		<input type="checkbox"/> Affordable Housing Commercial Development Impact: N/A		<input type="checkbox"/> Mobility: N/A
<input type="checkbox"/> In Lieu Parkland: N/A		<input type="checkbox"/> Art in Public Places: 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				