

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Tract Map No. 82792, P2021-0116-TTM and Administrative Site Plan Review P2021-0116-ASPR to allow a new four-unit residential condominium development located in the Medium Density Multiple-Family Residential (RMD) zone.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3826 Girard Avenue		Steve Stapakis stapakiss@gmail.com (949) 500-3427
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input checked="" 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"/> Public Meeting <input type="checkbox"/> Administrative
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption, Class 3, 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: 5/31/22	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other:
Posting Date: 6/1/22	<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: 6/1/22	<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 Medium Density Multiple Family		Zoning Medium Density Multiple-Family Residential		
Redevelopment Plan N/A		Overlay Zone/District N/A		
Legal Description Lot 47 of Tract 6365		Existing Land Use Single-Family Dwelling		
Location	Zoning	Land Use		
North	RMD	Single-Family Dwelling		
South	RMD	Triplex		
East	RMD	Single-Family Dwelling		
West	RMD	Four-Unit Apartment		
Lot Data	Existing	Proposed	Required/Allowed	
Lot Area	6,111 sq. ft.	Same	5,000 sq. ft. minimum	
Building Coverage	13%	57%	44% (Average)	
Building Data	Existing	Proposed	Required/Allowed	
Area	837 sq. ft.	6,824 sq. ft.	1,100 sq. ft./Unit	
Height	13 ft.	29 ft. 11 in.	30 ft. maximum	
Setback; Front	17 ft.	16 ft.	15 ft.	
Setback; Rear	70 ft.	10 ft.	10 ft.	
Setback; Side Right	4 ft.	5 ft.	5 ft.	
Setback; Side Left	4 ft.	5 ft.	5 ft.	
Parking Data				
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided
Residential Condominium	4-Unit	2 spaces per 3-bedroom unit	8	8
Guest Parking	4-Units	1 space/4 units	1	1
Total			9	9
ESTIMATED FEES:				
<input type="checkbox"/> New Development Impact: N/A <input type="checkbox"/> In Lieu Parkland: \$28,958.81		<input type="checkbox"/> Affordable Housing Commercial Development Impact: N/A <input type="checkbox"/> Art in Public Places: N/A		<input type="checkbox"/> 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:				
N/A				