

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Design modifications to previously approved 9-unit condominium with subterranean parking Administrative Site Plan Review Modification, P2021-0306-ASPR/M; Related Case No.: P2018-0056-ASPR, - TTM		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4051 and 4055 Jackson Avenue Culver City, CA 90232		Dmitriy Kazakov (Applicant Representative) Kazakov Design 1433 N. Beverly Glen Boulevard Los Angeles, CA 90077 (310) 739 - 0799
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 Modifications (parking) <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 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 checked="" type="checkbox"/> Other: Administrative Site Plan Review Modification		
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 32 <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
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: 10/04/2022	<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: Beyond 500' radius
Posting Date: 10/05/22	<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: 10/04/2022	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input checked="" type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: Meetings and Agendas
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: 4209-001-010 and 011 Lots 10 and 11, Block 4 of Tract No. 1775	Existing Land Use: One Single Family House and a four Unit Apartment Building	

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES (Project North = Jackson Avenue towards Culver Blvd)

Location	Zoning	Land Use
West:	R2	1 & 2 story single & two family dwellings
East:	RMD	1 & 2 story single & two family dwellings
North:	RMD	1 & 2 story single & two family dwellings
South:	RMD	1 & 2 story single & two family dwellings

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	13,500 SF	No Change	5,000 sq.ft. minimum
Building Coverage	36%	50%	Up to 60%
Building Area	8,000 SF	12,957 SF	No maximum
Building Use	5 units	9 units in 4 buildings	9 dwellings maximum
<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking	5	20	20 minimum
<i>Handicapped (Part of Total)</i>	N/A	1	1
Total	5	20	20
Building Height	2 Story/20 Ft	2 Stories/22 Ft	2 Stories/30 Ft. max
<u>Building Setbacks</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Front	17 Ft	17 Ft	11 Ft Min
Rear	17 Ft	10 Ft	10 Ft Min
Side Right	0.8 Ft	5 Ft	5 Ft Min
Side Left	4.7 Ft	5 Ft	5 Ft Min

ESTIMATED DEVELOPMENT FEES:

BASED ON PROPOSED PROJECT AND SUBJECT TO CHANGE WITH FINAL AREA CALCULATIONS AND UNIT COUNTS AT BUILDING PERMIT ISSUANCE.

<input type="checkbox"/> New Development Impact:	<input type="checkbox"/> Affordable Housing Commercial Development Impact:	<input checked="" type="checkbox"/> Mobility: Approximately \$13,576 Based on net new residential units with \$3,394 per residential unit.
<input checked="" type="checkbox"/> In Lieu Parkland: Approximately \$26,373 Based on price per SF of Project property; required minimum parkland acreage per person; and 4 net new units.	<input checked="" type="checkbox"/> Art in Public Places: TBD Based on percentage of Building Permit valuation or valuation of art piece.	

Note: Other departments may assess other fees during the approval process.

INTERDEPARTMENTAL REVIEW:

Current Planning, Engineering, Building & Safety, Fire, reviewed the project. No additional comments or conditions other than those incorporated into the resolution.

ART IN PUBLIC PLACES:

TBD