

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3832 Bentley Avenue, 4-unit Condominiums: The project consists of an Administrative Site Plan Review (P2016-0188-ASPR) and a Tentative Parcel Map (P2016-0188-TPM) for the construction and creation of a four unit residential condominium subdivision.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3832 Bentley Avenue (between Venice Boulevard and Matteson Avenue)		Urban Design Specialists (Ron Mandalian) 315 Washington Boulevard, Suite 2 Marina del Rey, CA 90292
PERMIT/APPLICATION TYPE:		
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <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 </div> <div style="width: 48%;"> <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: Administrative Modification </div> </div>		
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 (CEQA Section 15303, Class 3, and Section 15315, 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: 01/26/17	<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: Beyond 500' radius
Posting Date: 01/26/17	<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: 01/26/17	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input checked="" 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 checked="" type="checkbox"/> Other: Planning Commission and Public Notification email subscribers

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Medium Density Multiple Family	Zoning Residential Medium Density Multiple Family (RMD)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 8 of Tract No. 10356 APN: 4213-005-005	Existing Land Use Single family dwelling with detached accessory structure (garage) has been demolished

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	RMD	Multi-Family Residences
South	RMD	Single Family Residence and Church
East:	RMD	Multi- and Single Family Residences
West	RMD	Multi- and Single Family Residences

<u>Project Data</u>	<u>Existing*</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	6,600 s.f.	NA	NA
Building Coverage:	2,552 s.f.	4,206 s.f.	NA
Dwelling Size:	1,920 s.f.	7,364 s.f. (total)	4,400 (minimum)
Landscaped Area:	1,500 s.f.	1,165 s.f.	385 s.f.

<u>Parking:</u>	<u>Existing*</u>	<u>Proposed</u>	<u>Required</u>
Standard	2	8	9
Handicapped	0	1	N/A
Total:	2	9	9

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story/16-19 ft.*	2 story/24ft., 6 in.	2 story/30 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	25 ft., 4 in.	15 ft.	12 ft., 6 in.
Rear	40 ft./4.85 ft. (d.u./gar)	5 ft.	5 ft.
Side (north)	6 ft./19 ft. (d.u./gar)	5 ft.	5 ft.
Side (south)	5 ft./5 ft. (d.u./gar)	5 ft.	5 ft.

*Prior to demolition

ESTIMATED FEES:			
<input type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD	
<input checked="" type="checkbox"/> In Lieu Parkland Fee: TBD	<input type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> Sewer: TBD	
INTERDEPARTMENTAL REVIEW:			
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on May 5, 2016 and November 3, 2016. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.			
ART IN PUBLIC PLACES:			
The project is required to comply with the City's Art in Public Places Program, as applicable.			