

Attachment No. 3  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
12464 Washington Place, 3-unit Condominiums: The project consists of an Administrative Site Plan Review (P2016-0228-ASPR) and a Tentative Parcel Map No. 73877 (P2016-0228-TPM) for the construction and creation of a three-unit residential condominium subdivision.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
12464 Washington Place (between Colonial Avenue and Wasatch Avenue)		Neil Palmer 511 Torrance Boulevard, # 200 Redondo Beach, CA 90277
<b>PERMIT/APPLICATION TYPE:</b>		
<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: Administrative Modification
<b>APPROVAL BODY:</b>		
<input checked="" type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> <b>Public Meeting</b> <input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other: <input type="checkbox"/> <b>Administrative</b>
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<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	
<b>CEQA Noticing</b>	<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	
<b>PUBLIC NOTIFICATION:</b>		
<b>Mailing</b> Date: 04/04/17	<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
<b>Posting</b> Date: 04/05/17	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
<b>Publication</b> Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
<b>Courtesy</b> Date: 04/05/17	<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:	
<b>General Plan</b> Medium Density Multiple Family	<b>Zoning</b> Residential Medium Density Multiple Family (RMD)
<b>Redevelopment Plan</b> N/A	<b>Overlay Zone/District</b> N/A
<b>Legal Description</b> VAC ST ADJ on NW and Lots 51 and 50 of Tract No. 7336 APN: 4231-003-012	<b>Existing Land Use</b> Single family dwelling with detached accessory structure (garage)

### ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	R3-1	Multi-Family Residences (across Washington Pl, in City of LA)
South	R1	Single Family Residences (beyond alley)
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:	6,470 s.f.	NA	NA
Building Coverage:	1,460 s.f.	4,220 s.f.	NA
Dwelling Size:	1,095 s.f.	6,384 s.f. (total)	3,750 (minimum)
Landscaped Area:	3,200 s.f.	1,112 s.f.	563 s.f.

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	2	6	6
Handicapped	0	0	N/A
<b>Total:</b>	<b>2</b>	<b>6</b>	<b>6</b>

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story/13-14 ft.	2 story/28 ft., 4 in.	2 story/30 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	54 ft., 6 in.	15 ft.	14 ft., 2 in.
Rear	6 ft. (garage)	5 ft.	5 ft.
Side (north)	10	5 ft., 1 in.	5 ft.
Side (south)	5 ft., 3 in.	5 ft., 1 in.	5 ft.

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 June 30, 2016 and January 26, 2017. 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.			