

**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
4-Unit Townhome Style Subdivision Administrative Site Plan Review, P2017-0062-ASPR, Tentative Parcel Map, P2017-0062-TPM, and an Exception to the Subdivision Design Standards		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
4118 Wade Street Culver City, CA 90066		Charlotte Docherty, Studio Director, Associate Ben Adams Studio 800 Wilshire Blvd, Suite 200 Los Angeles, California, 90017 (424) 527-3921
<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 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 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 checked="" type="checkbox"/> Other: Exception to Subdivision Design Standards
<b>APPROVAL BODY:</b> <input checked="" type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Public Meeting</b> <input type="checkbox"/> <b>Administrative</b>		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input checked="" type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
<b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>		
<b>CEQA Determination</b>	<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: _____	
<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: 6/21/17	<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
<b>Posting</b> Date: 6/21/17	<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: 6/21/17	<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
<b>GENERAL INFORMATION:</b>		
<b>General Plan:</b> Low Density Multiple Family		<b>Zoning:</b> Residential Low Density Multiple (RLD)
<b>Redevelopment Plan:</b> N/A		<b>Overlay Zone/District:</b> N/A
<b>Legal Description:</b> Lot 14 of Tract No. 5740		<b>Existing Land Use:</b> Triplex with detached carport and garage structure

## PROJECT SUMMARY

### ADJACENT ZONING AND LAND USES (Project North = Northbound Wade Street)

Location	Zoning	Land Use
West:	RLD	1 & 2 story single & multi-family dwellings
East:	R1	1 story (with some 2-story) single-family dwellings
North:	RLD	1 and 2 story multi-family dwellings (1-family directly north)
South:	RLD	1 & 2 story single, duplex, & triplex dwellings

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	12,320 Sq.Ft.	11,900 Sq.Ft.*	5,000 sq.ft. minimum
Building Coverage:	5,000 Sq.Ft. (40.6%)	5,117 Sq.Ft. (43%)	59% maximum
Building Area:	5,000 Sq.Ft.	7,282 Sq.Ft.	No maximum
Building Use:	1-Story Triplex	4 Detached Dwelling Units	4 Residences maximum

\* Area reduced due to 6-ft deep by 70-ft wide offer of dedication to City for future widening of Wade St

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
<b>Parking:</b>	2	9	9 minimum
<i>Handicapped (Part of Total)</i>	N/A	N/A	N/A
<b>Total:</b>	<b>2</b>	<b>9</b>	<b>9</b>
<b>Building Height:</b>	1 Story/15 Ft	2 Stories/28 Ft	2 Stories/30 Ft. maximum

#### Building Setbacks

Front*	20 Ft	15 Ft	14 Ft. minimum
Rear	41 Ft	15 Ft	15 Ft
Side (L)	4.5 Ft	10 Ft.	10 Ft.
Side (R)	14 Ft	10 Ft.	10 Ft.

\* Taken from new property line after 6 foot dedication

#### ESTIMATED FEES:

<input type="checkbox"/> New Development Impact	<input checked="" type="checkbox"/> School District: <u>TBD</u>	<input checked="" type="checkbox"/> Plan Check: <u>TBD</u>
<input checked="" type="checkbox"/> In Lieu Parkland:	<input checked="" type="checkbox"/> Art: <u>TBD</u>	<input checked="" type="checkbox"/> Sewer: <u>TBD</u>

#### INTERDEPARTMENTAL REVIEW:

Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the ASPR and TPM.

#### ART IN PUBLIC PLACES:

TBD