

**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
9-Unit Condominium Subdivision Administrative Site Plan Review and Tentative Tract Map No. 77092, P2018-0056		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
4051 and 4055 Jackson Avenue Culver City, CA 90232		Shakil Patel Shakil Patel & Associates, AIA, LEED-AP 25982 Hinckley Street, Loma Linda, CA 92354 (909) 913 - 3175
<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 type="checkbox"/> Tentative Parcel Map <input checked="" 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:
<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: 6/19/18	<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: 6/20/18	<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: 6/20/17	<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> Medium density Multiple Family		<b>Zoning:</b> Medium Density Multiple-Family Residential (RMD)
<b>Redevelopment Plan:</b> N/A		<b>Overlay Zone/District:</b> N/A
<b>Legal Description:</b> Lots 10 and 11, Block 4 of Tract No. 1775		<b>Existing Land Use:</b> 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 Sq.Ft.	No Change	5,000 sq.ft. minimum
Building Coverage:	36%	52%	Up to 60%
Building Area:	8,000 Sq.Ft.	12,819 Sq.Ft.	No maximum
Building Use:	5 units	9 units in 4 buildings	9 Residences maximum

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
<b>Parking:</b>	5	20	20 minimum
<i>Handicapped (Part of Total)</i>	N/A	N/A	N/A
<b>Total:</b>	<b>5</b>	<b>20</b>	<b>20</b>
<b>Building Height:</b>	2 Story/20 Ft	2 Stories/24 Ft	2 Stories/30 Ft. maximum

#### Building Setbacks

Front	17 Ft	15 Ft	12 Ft. minimum
Rear	17 Ft	10 Ft	10 Ft
Side (L)	0.8 Ft	5 Ft.	5 Ft.
Side (R)	4.7 Ft	5 Ft.	5 Ft.

#### 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 TTPM.

#### ART IN PUBLIC PLACES:

TBD