

Attachment No. 3  
**PROJECT SUMMARY**

<b>APPLICATION TITLE &amp; CASE NO:</b>		
Tentative Parcel Map No. 82444, P2018-0243-TPM, and an exception to certain subdivision requirements for the development of a two (2) unit townhome style subdivision in the Two-Family Residential (R2) zone.		
<b>PROJECT ADDRESS/LOCATION:</b>		<b>APPLICANT INFORMATION:</b>
4225 La Salle Avenue		WDEM LLC 13555 West Olympic Boulevard Suite 300 Los Angeles, California 90064
<b>PERMIT/APPLICATION TYPE:</b>		
<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 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:
<b>APPROVAL BODY:</b>		
<input checked="" type="checkbox"/> <b>X 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 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 <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: 12/13/18	<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:
<b>Posting</b> Date: 12/19/18	<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: 12/19/18	<input type="checkbox"/> City Council <input checked="" type="checkbox"/> Commissions <input 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 type="checkbox"/> Other: Chamber of Commerce

## PROJECT SUMMARY

GENERAL INFORMATION:	
<b>General Plan</b> Low Density Two Family Residential	<b>Zoning</b> Two Family Residential
<b>Redevelopment Plan</b> N/A	<b>Overlay Zone/District</b> N/A
<b>Legal Description</b> Lot 5 of Tract No. 1775 as shown on Licensed Surveyors Map filed in Book 21, Page 190-191.	<b>Existing Land Use</b> Single-Family Detached Home

### ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North:	R2	Two Family Residential
South:	R2	Single Family Residential
East:	R2	Two Family Residential
West	R2	Two Family Residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	6,750 sq. ft.	N/A	5,000 sq. ft.
Building Coverage:	1,200 sq. ft.	4,192 sq. ft.	4,200 sq. ft.
Landscaped Area:	4,250 sq. ft.	1,852 sq. ft.	N/A
<b>Parking:</b>			
Standard	0	4	4
Handicapped	N/A	N/A	N/A
<b>Total:</b>	<b>0</b>	<b>4</b>	<b>4</b>
<b>Building Height:</b>	18 ft.	24 ft.	30 ft. max

#### Building Setbacks:

Front	20 ft.	19 ft.	15 ft.
Rear	71 ft.	15 ft 4 in.	10 ft.
Side (east)	6 ft.	4 ft.	4 ft.
Side (west)	12 ft.	5 ft 6 in.	4 ft.

ESTIMATED FEES:		
<input type="checkbox"/> Surcharge for New Dev.: N/A	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input type="checkbox"/> New Development Impact Fee: NA	<input type="checkbox"/> Art: N/A	<input checked="" type="checkbox"/> Sewer: TBD
INTERDEPARTMENTAL REVIEW:		
Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		