

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Tentative Parcel Map No. 82489, P2018-0279-TPM and Administrative Modification P2018-0279-AM, 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.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4116 Higuera Street		Nicolas Kendall-Bar, Francois Bar and Alison Kendall Revocable Trust 2502 California Avenue Santa Monica, California 90232
PERMIT/APPLICATION TYPE:		
<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 checked="" type="checkbox"/> Administrative Modification <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:
APPROVAL BODY:		
<input checked="" type="checkbox"/> X 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 <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: 1/2/19	<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:
Posting Date: 1/2/19	<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: 1/16/19	<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:	
General Plan Low Density Two Family Residential	Zoning Two Family Residential
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 102 of Tract No. 4161 as shown on Licensed Surveyors Map filed in Book 46, Page 32.	Existing Land Use 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	Two Family Residential
East:	R2	Single Family Residential
West	R2	Single Family Residential

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	5,437 sq. ft.	N/A	5,000 sq. ft.
Building Coverage:	1,012 sq. ft.	3,659 sq. ft.	4,200 sq. ft.
Landscaped Area:	4,425 sq. ft.	1,920 sq. ft.	N/A
Parking:			
Standard	0	4	4
Handicapped	N/A	N/A	N/A
Total:	0	4	4
Building Height:	15 ft.	27 ft. 11 in.	30 ft. max
Building Setbacks:			
Front	17 ft.	15 ft.	15 ft.
Rear	62 ft.	14 ft.	10 ft.
Side (east)	8 ft.	4 ft.	4 ft.
Side (west)	3 ft.	4 ft.	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.		