

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
9-Unit Condominium Subdivision Administrative Site Plan Review and Tentative Tract Map No. 77092, P2018-0056		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
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
PERMIT/APPLICATION TYPE:		
<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:
APPROVAL BODY: <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<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:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<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: _____	
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: 3/20/19	<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: Beyond 500' radius
Posting Date: 3/21/19	<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: 3/20/19	<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
GENERAL INFORMATION:		
General Plan: Medium density Multiple Family		Zoning: Medium Density Multiple-Family Residential (RMD)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description: Lots 10 and 11, Block 4 of Tract No. 1775		Existing Land Use: 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>
Parking:	5	20	20 minimum
<i>Handicapped (Part of Total)</i>	N/A	N/A	N/A
Total:	5	20	20
Building Height:	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: <u>TBD</u>	<input checked="" type="checkbox"/> Art: <u>TBD</u>	<input checked="" type="checkbox"/> Sewer: <u>TBD</u>

INTERDEPARTMENTAL REVIEW:

Current 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