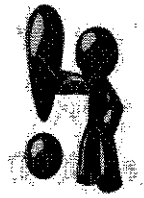


City of Culver City Official Notification



Administrative Site Plan Review and Administrative Use Permit for a New Commercial Shopping Center and Outdoor Dining Located at 4114 Sepulveda Boulevard

The Planning Division is pleased to invite your participation in an Administrative Decision by the Planning Manager concerning:

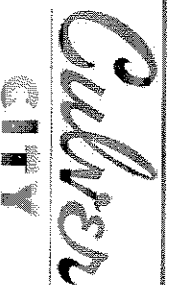
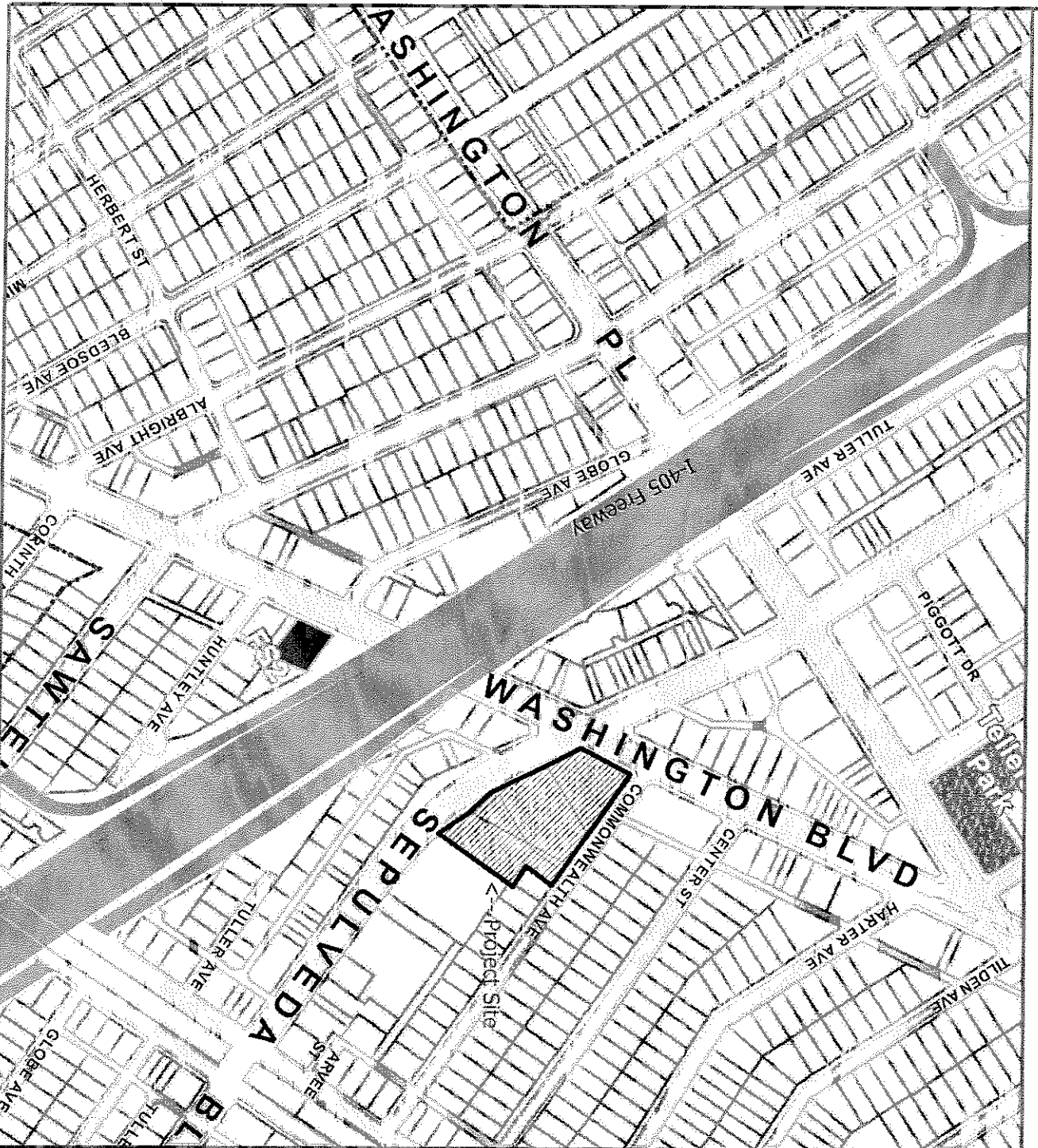
- WHO:** Continental Development Group (Applicant)/Overland Partners Sepulveda, LLC (Owner)
- WHAT:** Partial demolition of former auto dealership main showroom building and new improvements for proposed commercial retail use. Demolition of 14,112 square foot former dealership auto repair facilities and construction of a new single story, 14,900 square foot commercial retail building. The project includes outdoor dining, new parking lot resurfacing and new landscaping, and other site improvements.
- Case No: Administrative Use Permit, AUP P-2011144; Administrative Site Plan Review, ASPR P-2011143
- Zoning: Commercial General (CG)/Commercial Zero Setback Overlay (CZ)
- General Plan: General Corridor
- WHERE:** Project Location: 4114 Sepulveda Boulevard – Washington Boulevard Cross Street (see attached Project Site Map)
- WHY:** The Planning Division is processing the Administrative Site Plan Review and Use Permit applications for the above described use. The Culver City Municipal Code requires a 15-day public review period for administrative decisions, during which time the Planning Division solicits comments from the public. Following the conclusion of the public review period, an Administrative Decision will be made.
- WHEN:** Public Comment Period: **December 14th 2011 through January 3rd 2012**
- CEQA:** Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project by staff established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorical Exempt, Section 15332, Class 32 – In-Fill Development because the proposed project is consistent with the General Plan General Corridor Land Use Designation and the Commercial General (CG) Zone; the proposed project is within the Culver City city limits on a 2.21 acre site surrounded by urban uses; as a vacant previously developed urban site, it has no value as a habitat for endangered, rare, or threatened species; a traffic study determined that the project will not have significant traffic impacts; as a commercial retail use along a commercial strip, noise generated by the project will be within expected noise thresholds; a green house gas study determined that impacts to air quality will not be significant; implementation of public works storm water run-off standards and the depth of the water table will result in less than significant impacts to water quality; and the project can be adequately served by utilities and public services.
- More Info:** Persons wishing to submit comments may do so to the attention of Jose Mendivil, Associate Planner by any of the following means **BEFORE 5:30 PM on January 3, 2012:**
1. By LETTER to the Planning Division at Culver City City Hall, 9770 Culver Blvd., Culver City, CA 90232
 2. By FAX to, at 310-253-5721
 3. By E-MAIL to jose.mendivil@culvercity.org
 4. By PHONE, at (310) 253-5757

You may sign up for the City's E-Mail Notification System by logging on to www.culvercity.org or calling the City Clerk's Office at 310-253-5851. A USPS notification system is also available. They are both FREE!

Notice mailed on December 14, 2011.

Culver Crossroads Shopping Center

Administrative Site Plan Review & Administrative Site Plan Review



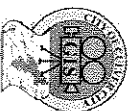
Source: CDD/Planning Division
Map Created: 12/13/2011

4114 Sepulveda Boulevard

Administrative Site Plan Review,
ASPR P-2011143
Administrative Use Permit, AUP
P-2011144



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232
TEL: 310-253-5876

Scale: 1:4,678

