The City Council is pleased to invite your participation in a Public Hearing concerning:

**WHO:** Jim Suhr (Applicant) / Axis Mundi RE II, LLC (Owner)

**WHAT:** Establishment of a Community Benefits District and Community Benefits which is proposed to be Metered Public Parking in Excess of the project's required parking and said Metered Public Parking to be located within the project's ground floor parking area. The district boundaries are proposed to be the north side of Washington Boulevard between Meier Street and Moore Street. The Community Benefit District request is associated with a proposed mixed use project consisting of ground floor retail space and residential units above. The applicant proposes to increase the project's density from the base 35 dwelling units per acre to 50 dwelling units per acre (an increase from 19 units to 27 unit or a net gain of 8 units). In order to qualify for the increased density, the project is required to provide a community benefit.

- **Project Location:** 12803 – 12823 Washington Boulevard (see attached project Site Map)
- **Zoning:** Commercial General (CG)
- **General Plan Designation:** General Corridor

**WHERE:**
- City Hall – Mike Balkman Council Chambers
- 9770 Culver Boulevard
- Culver City, CA 90232

**WHEN:** Monday, November 16 2015, at 7:00 PM

**WHY:** The purpose of the Public Hearing is for the City Council to consider the applicant’s proposed community benefit and the establishment of a community benefit district. All members of the public are welcome to attend and participate in the public hearing.

**CEQA:** Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project determined that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt pursuant to Section 15304, Class 4 Minor Alterations to Land, because the creation of a the Community Benefit District will facilitate the installation metered public parking.

**More Info:** The City Council Staff Report will be available for viewing on the City's website on or after Wednesday, November 11, 2015, at www.culvercity.org, or at the City Hall Planning Division. Persons unable to attend the meeting but wish to submit written comments may do so by any of the following means BEFORE 5:30 PM on Monday, November 16, 2015:
1. By LETTER to Planning Division at Culver City City Hall, Planning Division, 9770 Culver Blvd., Culver City, CA 90232
2. By FAX at 310-253-5721
3. By E-MAIL to glenn.heald@culvercity.org
4. By Phone, at 310-253-5752

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!