The Planning Commission is pleased to invite your participation in a Public Hearing concerning:

**WHO:** Kevin Read (Applicant) / Washington Culver II, LLC (Property Owner)

**WHAT:** Site Plan Review and Administrative Use Permit (for Tandem Parking) for a proposed Mixed Use Project consisting of the demolition of approximately 26,445 SF of one and two story commercial development and construction of 48 multi-family residential dwelling units above ground floor retail commercial uses. The ground floor commercial area will consist of 3,401 square feet of restaurant and 10,203 square feet of specialty retail. A portion of the project will also include 49 residential units in the city of Los Angeles which are subject to separate approval from the City of Los Angeles.

**Project Location:** 11924 – 11960 Washington Boulevard, Culver City, CA 90230 (see attached project Site Map)

**Case No.:** Site Plan Review, SPR P-2014175 and Administrative Use Permit, AUP P-2014176

**Zoning:** CG (Culver City) & C2-1 and R3-1 (Los Angeles)

**General Plan:** General Corridor (Culver City) & Medium Residential (Los Angeles)

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

**WHEN:** Wednesday, December 9, 2015, at 7:00 PM

**WHY:** The purpose of the Public Hearing is for the Planning Commission to review and to receive public input on the proposed project. 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, an initial Study prepared for the project determined that the project will not have a significant adverse impact on the environment and that a Mitigated Negative Declaration (MND) finding is appropriate. A copy of the proposed (MND) as well as other documents concerning the project is available for public review from November 18, 2015, through December 9, 2015, at the Planning Counter in City Hall.

**More Info:** The Planning Commission Staff Report will be available for viewing on the City’s website on or after December 2, 2015, at www.culvercity.org/agendas, or at the City Hall Planning Division. Persons unable to attend the meeting but wish 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 December 9, 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 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 November 18, 2015.
PENNYLANE MIXED USE PROJECT
11924 – 11960 Washington Blvd & 11925 Louise Ave

Source: CDD/Planning Division
Map Created: 11/16/2015
Meeting Date: 12/9/2015

Site Plan Review, SPR P-2014175
Administrative Use Permit, AUP P-2014176