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

**WHO:** Pine, LLC (Owner)

**WHAT:** A proposed mixed-use project consisting of 15 residential units (including one very low income unit); 14,364 square feet of commercial space; and ground level and subterranean parking totaling 69 parking spaces.

**Project Location:** 3434 Wesley Street

**Case No’s:**
- Zoning Code Map Amendment, P2016-0087-ZCMA
- Site Plan Review, P2016-0087-SPR
- Density Bonus, P2016-0087-DOBI
- Administrative Modification, P2016-0087-AM

**Zoning:** Existing: Industrial General (IG) / Proposed: Commercial General (CG)

**General Plan:** General Corridor

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

**WHEN:** Wednesday, October 26, 2016, 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, 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 Categorically Exempt pursuant to Section 15332 In-fill Development Projects due to the facts that the project (a) is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value as habitat for endangered, rare or threatened species, (d) approval would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) can be adequately served by all required utilities and public services.

**More Info:** The Planning Commission Staff Report will be available for viewing on the City’s website **on or after October 19, 2016** at www.culvercity.org/agendas, or at the City Hall Planning Division, or the Julian Dixon Library, 4975 Overland Avenue, Culver City. Persons unable to attend the meeting but wish to submit comments may do so to the attention of Peter Sun by any of the following means **BEFORE 4:00 PM on October 26, 2016**.

1. **By LETTER** to Planning Division at Culver City Hall, Planning Division, 9770 Culver Blvd., Culver City, CA 90232
2. **By FAX** at 310-253-5721
3. **By E-MAIL** to peter.sun@culvercity.org
4. **By Phone,** at (310) 253-5710

You may sign up for the City’s E-Mail Notification System by logging on to [www.culvercity.org](http://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 October 5, 2016**