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

**WHO:**
Regency Centers (Applicant) / Successor Agency to the Culver City Redevelopment Agency (Property Owner)

**WHAT:**
A Comprehensive Plan, General Plan Map Amendment, Zoning Code Map Amendment, and Tentative Parcel Map, for a commercial development comprised of:

**Site A:** A one-story, 21,605 square foot commercial building, including an 11,483 square foot market/food hall and 10,122 square feet of artisanal food retail/restaurant space, with attached four-level public parking structure containing 184 parking stalls, and the creation of a commercial condominium subdivision

**Site B:** Two (2) one-story structures comprising 5,230 square feet of floor area for commercial/food retail development with a twenty (20) stall surface parking lot

**Project Location:** 12337-12423 Washington Boulevard (see attached Project Site Map)

**Case No's:** Comprehensive Plan, General Plan Map Amendment, Zoning Code Map Amendment, and Tentative Parcel Map, P2017-0042-CP, -GPMA, -ZCMA, and -TPM

**Zoning:** Public Parking Facility (PPF) / Commercial General (CG)

**General Plan:** Institutional / General Corridor

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

**WHEN:** Wednesday, October 25, 2017, 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 October 4, 2017 through October 25, 2017, 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 October 18, 2017 at www.culvercity.org/agendas, or at City Hall in the Planning Division. Persons unable to attend the meeting but wish to submit comments may do so to the attention of Gabriela Silva by any of the following means BEFORE 4:00 PM on October 25, 2017.

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 gabriela.silva@culvercity.org
4. By Phone, at (310) 253-5736

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 September 5, 2017**