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

WHO: Harbor Freight Tools (Applicant) / Nick Karagozian (Property Owner)

WHAT: Site Plan Review for a proposed change of use of the former Culver Ice Arena Skating Rink into two retail tenant spaces: 1) 17,225 square feet space for Harbor Freight, a tool/home improvement retail outlet; and 2) 11,610 square feet space for a future unidentified tenant. No new building square footage or demolition is proposed and the surface parking will be improved to be consistent with current code standards. The project will also include a Zoning Code Map Amendment to change the Residential Single Family (R1) zoned portion of the site to Commercial General (CG) making it consistent with its General Plan Land Use Designation of General Corridor.

Project Location: 4545 Sepulveda Boulevard (see attached project Site Map)
Case No.: Site Plan Review, SPR P-2015073
Zoning Code Map Amendment, ZCMA P-2015074
Zoning (Existing): Commercial General (CG) and Single Family Residential (R1)
Zoning (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 14, 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 September 23, 2015, through October 14, 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 October 7, 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 October 14, 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 September 23, 2015.