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

**WHO:** David Boyd (Applicant) / Rob Schultz, R and D Development LLC (Property Owner)

**WHAT:** Comprehensive Plan, Planned Development/Zoning Code Map Amendment, General Plan Map Amendment, and Tentative Tract Map for the development on a current 4.35 acre R1 Zoned lot, into ten (10) new land lots, 9 of which will be R1 style single family parcels and the tenth lot which will be a 98,108 square foot parcel containing a 90 unit/110 bed senior citizen residential care facility for assisted living and memory care. The single family parcels will have 2 to 3 car garages and the residential care facility will have a 52 space surface parking area. The project will include an 18,265 square foot public right-of-way dedication for a new 225 foot long Cul de Sac and a 15 foot widening of Lenawee Avenue.

**Project Location:** 3814 Lenawee Avenue, Culver City, CA 90232 (see attached project Site Map)

**Case No.:**
- Comprehensive Plan (CP) - P2015054
- Planned Development (PD 12) Zoning Code Map Amendment (ZCMA) - P2015055
- General Plan Map Amendment (GPMA) – 2015056
- Tentative Tract Map (TTM) - 2015057
- Mitigated Negative Declaration (MND) – P2015058

**Zoning:** Residential Single Family (R1)

**General Plan:** Low Density Single Family

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

**WHEN:** Wednesday, May 25, 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, 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 May 4, 2016, through May 25, 2016, 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 May 18, 2016, 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 Jose Mendivil, Associate Planner by any of the following means BEFORE 5:30 PM on May 25, 2016:

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 May 4, 2016.