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

WHO: Habitat for Humanity of Greater L.A. (Applicant/Property Owner)

WHAT: Site Plan Review, Tentative Tract Map, and Variance requests for ten proposed single family dwellings on five R2 Zoned lots (2 units per lot); the project involves a land subdivision to reduce the current 7 lots to 5 lots and a variance to allow a reduced zoning code minimum required lot length and width for certain lots due to the prior freeway widening.

Project Location: 4044 – 4068 Globe Avenue, Culver City, CA 90230 (see attached project Site Map)
Case No.: Site Plan Review, P2016-0034-SPR; Tentative Tract Map, P2016-0034-TTM: and Variance, P2016-0034-VAR
Zoning: Residential Two Family (R2)
General Plan: Low Density Two Family

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

WHEN: Wednesday, March 23, 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 the City established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt per CEQA Section 15332, Class 32 – In-Fill Development. The proposed project is consistent with the General Plan Low Density Two Family Land Use Designation and the R2 Zone; the proposed project is within the Culver City city limits on a 0.74 acre site surrounded by urban uses; currently, as an urban vacant lot that once contained 7 dwelling units, it has no value as a habitat for endangered, rare, or threatened species; trip generation analysis using the 9th Edition of the Institute of Transportation Engineers Trip Generation Manuel determined that the project will not have significant traffic impacts and vehicle trips for any one peak period will be less than 50; as a 2 unit per lot use surrounded by single family and nearby 2-family and multi-family dwellings, noise generated by the project will be within established noise thresholds; as a 2 unit per lot use, greenhouse gases and air quality impacts will not be significant; less than significant impacts to water quality and the water table are expected because of implementation of applicable storm water run-off standards and the absence of subterranean parking; and the project can be adequately served by utilities and public services.

More Info: The Planning Commission Staff Report will be available for viewing on the City’s website on or after March 16, 2016, at www.culvercity.org/agendas, or at the City Hall Planning Division. Persons unable to attend the meeting who 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 March 23, 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 March 2, 2016.
Habitat for Humanity Housing Project
10 Single Family Housing Units

INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
9770 CULVER BLVD
CULVER CITY, CA 90232
TEL: 310-253-5976

Source: CDD/Planning
Map Created: 02/29/2016
Meeting Date: 3/23/16

Case Nos.
P2016-0034-SPR
P2016-0034-TTM
P2016-0034-VAR

5 Lots with 2 units max per lot

Habitat for Humanity Affordable Housing Project
6,093
Scale: 1:
Feet

THE CITY OF CULVER CITY

Attachment No.
8 Affordable and 2 Workforce Housing Units