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

**WHO:** Gensler (Applicant)

**WHAT:** A Site Plan Review for a proposed renovation of an existing approximately 276,645 square-foot 8-story office building including improvements to the lobby, change of uses from office to retail, storefronts on Culver Boulevard, new office space, new landscape and outdoor amenities. The proposed project will result in approximately 261,816 square feet of office use, 21,756 square feet of retail and restaurant use, and 3,687 square feet of fitness club use.

*Project Location:* 10000 Washington Boulevard, bounded by Washington Blvd., Madison Ave., Duquesne Ave., and Culver Blvd. (see attached Project Site Map).

*Case No’s:* Site Plan Review P2016-0033-SPR

*Zoning:* Commercial General (CG)

*General Plan Designation:* General Corridor

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

**WHEN:** Wednesday, June 22, 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, Class 32 In-fill Development Projects, because (a) the project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site 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 June 16, 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 June 22, 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 peter.sun@culvercity.org
4. By Phone, at (310) 253-5706

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 June 1, 2016