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

**WHO:** Abraham Zerehi (Applicant)

**WHAT:** An Administrative Site Plan Review and Tentative Parcel Map for a new 2-story 3-unit condominium with ground floor garage parking.

- Project Location: 3873 Bentley Avenue, on the northwest corner of Bentley Avenue and Matteson Avenue. (see attached Project Site Map).
- Case No’s: Administrative Site Plan Review P2016-0035-ASPR
  Tentative Parcel Map P2016-0035-TPM
- Zoning: Residential Medium Density (RMD)
- General Plan Designation: Medium Density Multiple Family

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

**WHEN:** Wednesday, February 22, 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, 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 15303 New Construction or Conversion of Small Structures, for a multi-family structure totaling no more than 4 units; and Section 15315 Minor Land Divisions, for a subdivision into 4 or fewer parcels in conformance to the General Plan and zoning.

**More Info:** The Planning Commission Staff Report will be available for viewing on the City’s website on or after February 17, 2017 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 February 22, 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 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](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!