City of Culver City
Official Notification

Planning Commission Agenda Item
Proposed Creation of Three Lots & Construction of 2 Condominiums Per Lot for a total of 6 Dwellings
4227 Ince Boulevard

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

WHO: Bernardo Herzer (Applicant)/ Herzer Family Trust (Property Owner)

WHAT: Administrative Site Plan Review and Tentative Tract Map for a proposed subdivision of an R2 Zoned Lot into 3 land lots and construction of 2 two-story condominium duplexes per lot on each new land lot for a total of 6 townhouse style condominiums.

Project Location: 4227 Ince Blvd, Culver City, CA 90232 (see attached project Site Map)
Case No.: Administrative Site Plan Review and Tentative Tract Map, P2016-0177-ASPR/-TTM
Zoning: Two Family Residential (R2)
General Plan: Low Density Two Family Residential

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 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 0.417 acre site surrounded by urban uses; currently, as a single family home with a garage with a paved driveway and vegetation consistent with residential lawns in urban areas, 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 6 unit condominium at 2 units per lot surrounded by 1, 2, and multi-family housing, noise generated by the project will be within established noise thresholds for residential uses; as a low density residential use consistent with surrounding residential uses, impacts to air quality will not be significant; implementation of applicable public works storm water run-off standards will result in less than significant impacts to water quality; 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 February 15, 2017, 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 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 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 February 1, 2017.
3 Lot Subdivision of an R2 Zoned Lot & Creation of 2 Town Home Style Condominiums per Lot - 6 Condominiums Total
4227 Ince Boulevard

Meeting Date: 2/22/17

Administrative Site Plan Review, P2016-0177-ASPR
Tentative Tract Map, P2016-0177-TTM

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

Scale: 1:5,020
0 209.16 418.3 Feet