City of Culver City
Official Notification

Planning Commission Agenda Item
Proposed mixed use project – 14 residential dwellings above ground floor commercial space, including 2 Affordable Units
11281 Washington Place

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

WHO: Washington Place, LLC (Applicant/Property Owner)

WHAT: Density Bonuses and Other Bonus Incentives, Site Plan Review, and Administrative Use Permit (for Tandem Parking) for a proposed 4-story mixed use project consisting of 14 multi-family apartments above 4,898 square feet of ground floor commercial space with surface and subterranean parking including tandem parking spaces. Two units will be reserved as Low Income Affordable.

Project Location: 11281 Washington Place, Culver City, CA 90230 (see attached project Site Map)
Case No.: Density Bonuses and Other Bonus Incentives, P2016-0072-DOBI; Site Plan Review, P2016-0072- SPR; and Administrative Use Permit, P2016-0072-AUP.

Zoning: Commercial General (CG)
General Plan: Neighborhood Serving Corridor

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

WHEN: Wednesday, March 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 Neighborhood Serving Corridor designation and Commercial General (CG) zone; the proposed project is within the Culver City city limits on a 0.28 acre site surrounded by urban uses; currently, as a vacant lot with a dilapidated building and broken up paving, it has no value as a habitat for endangered, rare, or threatened species; pursuant to a Traffic Impact Analysis prepared for the project, the project will not have significant traffic impacts; as a mixed use project on a commercial street surrounded by commercial and multi-family housing and near a major freeway, noise generated by the project will be within established noise thresholds for commercial and residential uses; as a low density mixed use project consistent with surrounding low density commercial and multi-housing 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 March 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 4:00 PM on March 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

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Notice Mailed on March 1, 2017.