The City Council 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. On February 22, 2017, the Planning Commission approved the Administrative Site Plan Review. In addition the Planning Commission recommended that the City Council approve the Tentative Tract Map.

- **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 Blvd., Culver City, CA 90232

**WHEN:** Tuesday, April 11, 2017, at 7:00 PM

**WHY:** The purpose of the Public Hearing is for the City Council to review and to receive public input on the proposed Tentative Tract Map request. 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, a Categorical Exemption Class 32 – In-Fill Development was adopted by the Planning Commission on February 22, 2017, which determined that the project will not have a significant adverse impact on the environment. Tentative Tract Map, P2016-0177-TTM is within the scope of the adopted Categorical Exemption (CE) and the circumstances under which the (CE) was prepared have not significantly changed and no new significant information has been found that would impact the CE, and therefore no new environmental analysis is required.

**More Info:** The City Council Staff Report will be available for viewing on the City’s website on or after April 5, 2017, at www.culvercity.org/agendas, or at the City Hall Planning Division. Persons unable to attend the meeting but 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 April 11, 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!
