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

WHO: Neil Palmer, Palmer Development Group (Applicant)

WHAT: An Administrative Site Plan Review and Tentative Parcel Map for a proposed three (3) unit residential condominium subdivision.

Project Location: 12464 Washington Place, along the south side of Washington Place, east of Wasatch Avenue and west of Colonial Avenue (see attached Project Site Map)

Case No’s: Administrative Site Plan Review, P2016-0228-ASPR and Tentative Parcel Map, P2016-0228-TPM

Zoning: Residential Medium Density Multiple Family (RMD)

General Plan Designation: Medium Density Multiple Family

WHERE: City Hall - Mike Balkman Council Chambers

9770 Culver Boulevard, Culver City, CA 90232

WHEN: Wednesday, April 26, 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, Class 3 New Construction or Conversion of Small Structures and Section 15315, Class 15 Minor Land Divisions, because the proposed project involves the construction of a limited number of small structures, such as a duplex, totaling no more than six (6) dwelling units, and the division of residentially zoned property within an urbanized area into four (4) or fewer parcels, consistent with the applicable General Plan and zoning designation and regulations without any variances or exceptions; does not involve a parcel from a larger subdivision within the previous two (2) years; will not result in a parcel with an average slope greater than 20 percent; will be adequately served by all required utilities and public services; and will have all services and access to local standards.

More Info: The Planning Commission Staff Report will be available for viewing on the City’s website on or after April 19, 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 Gabriela Silva by any of the following means BEFORE 4:00 PM on April 26, 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 gabriela.silva@culvercity.org
4. By Phone, at (310) 253-5736

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 April 4, 2017
Administrative Site Plan Review, P2016-0228-ASPR, and Tentative Parcel Map, P2016-0228-TPM, for three (3) residential condominium units with ground-level parking.