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

WHO: Ben Adams Studio (Applicant)/Brock Wylan (Property Owner)

WHAT: A Site Plan Review and Tentative Parcel Map to construct a new 4-Unit Townhome Style Subdivision creating four 2,607 sq.ft. to 3,657 sq.ft. lots with two-story units and semi-subterranean parking per lot and units ranging in area from 1,782 sq.ft to 1,913 sq.ft. The Planning Commission will also consider a recommendation to the City Council to approve an Exception to Culver City Municipal Code Chapter 15.10: Subdivisions to allow creation of the three of the four lots without street frontage. A project condition will require pedestrian and vehicular easements for these lots.

Project Location: 4118 Wade Street. (see attached Project Site Map)
Case No.: Administrative Site Plan Review, P2017-0062-ASPR, and Tentative Parcel Map, P2017-0062-TPM
Zoning: Residential Low Density Multiple (RLD)
General Plan: Low Density Multiple Family

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

WHEN: Wednesday, July 12, 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 CEQA Section 15332, Class 32 – In-Fill Development Projects, because the project is: consistent with the General Plan and Zoning Code; located within Culver City on a lot less than five acres; located on a site with no endangered species; not expected to create significant traffic, noise, air quality, or water quality impacts; and located on a site that can be serviced by all required utilities.

More Info: The Planning Commission Staff Report will be available for viewing on the City’s website on or after July 5, 2017, at www.culvercity.org/agendas, or at the City Hall in the Planning Division. Persons unable to attend the meeting but wish to submit comments may do so to the attention of Jose Mendivil by any of the following means BEFORE 4:00 PM on July 12, 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 June 20, 2017
Administrative Site Plan Review and Tentative Parcel Map

4-Unit Townhome Style Subdivision at 4118 Wade Street.