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

WHO: Vadim Benyatov (Applicant)

WHAT: Tentative Parcel Map for a proposed residential condominium subdivision of one (1) parcel into two (2) airspace lots totaling 2,524 and 2,537 square feet each, to support two (2) attached 2-story dwelling units totaling 4,199 square feet.

Project Location: 4115 Lincoln Avenue, along the west side of Lincoln Avenue, south of Braddock Drive and north of Farragut Drive (see attached Project Site Map)

Case No’s: Tentative Parcel Map, P2017-0053-TPM

Zoning: Residential Two Family (R2)

General Plan Designation: Low Density Two 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 Section 15315, Class 15 Minor Land Divisions, because the proposed project involves 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 July 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 Gabriela Silva 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 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 June 20, 2017
Tentative Parcel Map, P2017-0053-TPM, for a two (2) unit residential condominium subdivision.

Meeting Date: July 12, 2017

Project Site Map
4115 Lincoln Ave

THE CITY OF CULVER CITY

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

Scale: 1:2,830

0 117.92 235.8 Feet