



(310) 253-5710
FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF AVAILABILITY & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City, as Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) that evaluates the potential environmental impacts of the proposed project identified below. The IS/MND indicates that the proposed project would not result in significant environmental impacts with incorporation of the prescribed mitigation measures.

PROJECT TITLE: 8777 Washington Project

APPLICANT: Vitruvian Culver City, LLC

CITY OF CULVER CITY CASE NOS: P2016-0049-CP - Comprehensive Plan; P2016-0049-ZCMA – Zone Change

PROJECT LOCATION: A 0.98-acre property located at 8777 Washington Boulevard to the north of the intersection at Washington Boulevard and National Boulevard within Culver City's Transit Oriented Development (TOD) area.

PROJECT DESCRIPTION: The existing single-story commercial (retail/warehouse) building, a café addition, detached storage garage building, and associated asphalt-paved surface parking lot would be removed as part of the Project. The Project includes a 132,500 square foot (SF) commercial development composed primarily of "Class A" office uses within a four-story building (up to 56 feet in height) located over three levels of subterranean parking and surrounded by landscaped areas located on site and within the public right of way. In addition to the office use, the Project would incorporate approximately 4,500 SF of tenant- and commuter-serving retail and food retail uses that open to Washington Boulevard on the Ground Level. The 128,000 SF of office uses would be located on Levels 2 through 4. Parking for the proposed uses would be provided within the interior of the building on the Ground Level and within the 3-level subterranean parking structure providing a total of 392 parking spaces.

COMMENT PERIOD: The public review period of the proposed IS/MND begins on April 19, 2017 and ends on May 10, 2017. Written comments should be received on or before **May 10, 2017 at 4:00pm**. Written comments should refer to the project by name and be emailed to michael.allen@culvercity.org or addressed to:

**Michael Allen, Contract Planning Manager
City of Culver City Planning Division
9770 Culver Boulevard
Culver City, CA 90232**

Copies of the IS/MND can be reviewed in the Planning Division Office, City Hall, Second Floor, 9770 Culver Blvd., Culver City, CA 90232-0507 (handicapped accessible location) or on the City's website at www.culvercity.org. City Hall business hours are 7:30am – 5:30 pm, Monday through Friday, except alternative Fridays. Please telephone in advance to assure staff availability at (310) 253-5710.

PUBLIC HEARING: The Culver City Planning Commission will hold a public hearing to take action on the proposed project and the environmental finding on **May 10, 2017** at City Hall – Mike Balkman Council Chambers at 9770 Culver Boulevard, Culver City, CA 90232. For further information, please contact Michael Allen, Contract Planning Manager, at (310) 253-5713 or by email, noted above.

Michael Allen

Michael Allen, Contract Planning Manager

April 19, 2017

Date