



NOTICE OF AVAILABILITY & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City, as the 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: Bristol Parkway Mixed Use Development

APPLICANT: HSH Management Group, Inc.

CITY OF CULVER CITY CASE NOS: Comprehensive Plan P2018-0022-CP, General Plan Text Amendment P2018-0022-GPE, Zoning Code Map Amendment P2018-0022-ZCA, and Mitigated Negative Declaration P2018-0022-MND.

PROJECT LOCATION: A 6.26-acre L-shaped property located at the southwest corner of Bristol Parkway and Green Valley Circle in the Fox Hills community of Culver City, California, 90230. The project site is comprised of three lots (APN Nos. 4134-018-004, 4134-018-005, and 4134-018-006) and is bounded by Bristol Parkway to the east and Green Valley Circle to the north. ([6229 Bristol Parkway, Culver City, CA 90230](#))

PROJECT DESCRIPTION: The Project proposes to redevelop the existing Fox Hills Plaza with a mixed-use development consisting of up to 662 residential units, 50 live-work units, 20,767 gross sf of retail spaces, and various open space amenities. The residential buildings (Buildings A through F) would be located atop subterranean parking, with the residential buildings perpendicular to the surrounding streets, with interior courtyards on the Project Site. Overall development would be approximately 801,119 gross square feet and a residential density of 114 units per acre. Each of the six buildings would be 56 feet in height above the existing grade of the Project Site with varying dimensions below the existing grade depending on the location within the site. Given the site slope, the number of building stories would vary depending on the location on site, up to a maximum of seven stories. The proposed parking would be provided in a subterranean parking structure. The Project Site is listed as a generator on the lists compiled pursuant to Section 65962.5 of the Government Code, which lists sites with hazardous waste and substances, since there is a dry cleaner currently located on the site.

COMMENT PERIOD: The review period of the proposed IS/MND begins on **February 28, 2018 and ends on March 29, 2018**. Written comments should be received on or before **March 29, 2018 at 4:00 pm**. Written comments should refer to the project by name and be emailed to michael.allen@culvercity.org or addressed to:

Michael Allen, Planning Manager, City of Culver City Planning Division
9770 Culver Blvd, Culver City, CA 90232
(310) 253-5755 (Tel); (310) 253-5721 (Fax)

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 under *Current Projects*. City Hall business hours are 7:30 am – 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 and City Council will hold a public hearing to take action on the proposed project and the environmental finding on a later date. A separate public hearing notice will be sent to property owners and occupants within a 1,000-foot radius, and expanded property owners in the Fox Hills residential neighborhood.



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