

NOTICE OF COMPLETION AND AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS

11111 Jefferson Boulevard Mixed-Use Project



Project: The Project involves a proposed mixed-use residential and commercial development that would include 230 residential dwelling units, including 19 units affordable to very low income households, for a total of 244,609 sf of residential area (including the residential lobby and residential amenity room); 55,050 sf of ground floor retail area, including a 38,600 sf market, 10,600 sf of restaurants and café, 3,900 sf of retail spaces, and a 1,950 sf gym/studio fitness center; and 11,450 sf of second floor office uses within a five story building.

WHY: The purpose of the Planning Commission Public Hearing is for the Planning to review and make recommendations to the City Council regarding approval of the Project and certification of an associated Final Environmental Impact Report (Final EIR). The purpose of the City Council Public Hearing is for the City Council to review and receive public input on the proposed Project and consider Project approvals, entitlements, and environmental clearance, listed below. All members of the public are welcome to attend and participate in the public hearing.

CASE NO.: State Clearinghouse (SCH) No. 2020090329
Comprehensive Plan No. 16 - P2021-0025-CP
Zone Map Amendment - P2021-0025-ZMA
Density Bonus and Other Incentives - P2021-0025-DOBI
Tentative Parcel Map - P2021-0025-TPM
Administrative Use Permit - P2021-0025-AUP
Environmental Impact Report
Community Benefit

CEQA: Pursuant to the California Environmental Quality Act (CEQA), the City of Culver City as Lead Agency, prepared a Draft Environmental Impact Report (Draft EIR) for the Project that was circulated for a 47-day public review and comment period ending June 21, 2021. A Final EIR has been prepared for the Project and includes responses to comments on, and corrections and additions to, the Draft EIR. A copy of the Final EIR as well as other documents concerning the Project are available online at www.culvercity.org and at the Planning Counter in City Hall. (City Hall is open Monday – Friday, 7:30 am to 5:30 pm except for alternate Fridays.)

PUBLIC HEARINGS:

WHEN: **Planning Commission – Wednesday, August 25, 2021 at 7:00 PM**
City Council 1st Reading and Introduction – Monday, September 27, 2021 at 7:00 PM
City Council 2nd Reading and Adoption – Monday, October 11, 2021 at 7:00 PM

WHERE: Virtual Meeting, see instructions for meeting participation below.

MORE INFO: The Planning Commission and City Council staff reports will be available for viewing on the City's website on or after August 4, 2021, at www.culvercity.org/agendas, or at City Hall, 2nd Floor, Planning Counter. Persons who are unable to attend the public hearing may submit comments to Ruth Martin del Campo, Administrative Clerk **BEFORE 4:00 p.m. on Wednesday, August 25, 2021** – for the Planning Commission meeting, or **BEFORE 4:00 p.m. on Monday, September 27, 2021**, or **BEFORE 4:00 p.m. on Monday, October 11, 2021** for each respective Public Hearings, by any of the following means – Email: ruth.martindelcampo@culvercity.org; Phone (310) 253-5727; Fax: (310) 253-5721; Mail: Culver City Planning Division, 9770 Culver Boulevard, Culver City, CA 90232.

INSTRUCTIONS FOR MEETING PARTICIPATION:

[To combat the spread of COVID-19, the City proclaimed a local emergency on March 14, 2020 and issued subsequent public orders beginning March 16, 2020.](#) In accordance with such orders, in-person meetings have been discontinued until further notice.

How to Submit a Written Public Comment Prior to a Meeting: [Find the active eComment link to the right of the agenda date](#), then add your comment to the agenda item you choose. [Watch a video tutorial on How to make an eComment.](#)

How to Watch the Meeting: You can [watch the meeting online](#), on the [City's YouTube channel](#) or on the [City's cable Channel](#).

How to Attend the Meeting Remotely: **All attendees must** [Register to Attend on Webex](#), after which you will receive an email with directions and a link to join the meeting, once it has begun. [Watch a video tutorial on how to register on WebEx.](#)

NEW: For those who wish to speak during the meeting: For those registering in advance to attend the meeting, you must identify the agenda item(s) on which you wish to speak by indicating the section of the agenda followed by the number (for example A-1, PH-2, C-3). At the start of each agenda item, staff will read aloud the names of those who have registered in advance and requested to speak on an agenda item. For those who did not register for the meeting, but are in attendance, you may send a request to speak via the CHAT function by stating your name and the agenda item number. Requests to speak that are received after the start of the public comment period for that agenda item will not be considered. If an internet connection is not available, or you think you may have other issues joining the meeting, please call 310.253.5851 in advance for assistance.

[More information on the City of Culver City response to coronavirus is available online.](#)