

# Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2020090329**

## Project Title: 11111 Jefferson Boulevard Mixed-Use Project

Lead Agency: City of Culver City Contact Person: Michael Allen  
Mailing Address: 9770 Culver Boulevard Phone: (310) 253-5727  
City: Culver City Zip: 90232 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Culver City  
Cross Streets: Jefferson Boulevard, Machado Road, and Sepulveda Boulevard Zip Code: 90230

Lat. / Long. (degrees, minutes, and seconds): 33° 59' 49.8" N / 118° 23' 47.4" W Total Acres: 3.43  
Assessor's Parcel No.: 4215-001-010, -013, -016, -020 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: I-405, SR-90 Waterways: N/A  
Airports: N/A Railways: Metro E Line Schools: ECF, El Rincon Elementary, Culver City Middle and High Schools

## Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other  
 Mit Neg Dec Other Final EIR \_\_\_\_\_  FONSI \_\_\_\_\_

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  See attached

## Development Type:

Residential: Units 230 Acres \_\_\_\_\_  
 Office: Sq.ft. 11,450 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 55,050 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

## Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG, Energy, Tribal

## Present Land Use/Zoning/General Plan Designation:

Existing Use: Institutional Office, Restaurant, Commercial Use, and associated parking. General Plan Designation: General Corridor Commercial.

## Project Description: (please use a separate page if necessary)

Please see attached page.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> S	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/> S	Caltrans District # 7	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> X	Regional WQCB # 4
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/> X	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/> X	Fish & Wildlife Region #5	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/> X	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> X	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/> S	Other <u>South Coast Air Quality Management District</u>
<input checked="" type="checkbox"/> X	Housing & Community Development	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/> X	Native American Heritage Commission		

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### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Jefferson Park LLC</u>
Address: <u>626 Wilshire Boulevard, Suite 1100</u>	Address: <u>151 North Franklin, Suite 300</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Chicago, IL 60606</u>
Contact: <u>Jay Ziff</u>	Phone: <u>(415) 580-6088</u>
Phone: <u>(310) 451-4488</u>	

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Signature of Lead Agency Representative: Michael Allen Date: 8/04/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Project Description for the 11111 Jefferson Boulevard Mixed-Use Project**

The 3.43-acre (149,553 square feet [sf]) Project Site is generally located at 11111 Jefferson Boulevard in the City of Culver City (City). The Project Site is bounded by Jefferson Boulevard to the east, Machado Road to the north and Sepulveda Boulevard to the west. The Project Site is currently developed with three single-story commercial buildings, surface parking, a parking lot that serves the proximate Exceptional Children's Foundation (ECF), and landscaping. The Project would construct 230 residential dwelling units, 19 of which would be affordable to very low income households, for a total of 244,609 sf of residential area including the residential lobby and amenity room); 55,050 sf of ground floor retail area, including a 38,600 sf market, 10,600 sf of restaurants, and a 1,950 sf gym/studio fitness center; and 11,450 sf of second floor office uses within a five story building. The building would be constructed atop one level of subterranean vehicular parking, with parking also provided on the first and second floor of the building. There would be a total of 653 parking stalls (308 stalls for residential, 311 stalls for commercial, and 34 spaces for an off-site use, the ECF). The Project would also include private and publicly accessible open space, including a public park at the corner of Machado Road and Sepulveda Boulevard (Machado Park), a public paseo area with an interior courtyard adjacent to the ground floor retail uses at the intersection of Sepulveda Boulevard and Jefferson Boulevard (Paseo Courtyard), and an open air courtyard located at the third level of the development to serve the residential units.

Discretionary entitlements, reviews, and approvals required or requested for the Project may include, but would not necessarily be limited to, the following:

- Zoning Map Amendment;
- Adoption of a Comprehensive Plan for the Project, which would establish the development standards for the Project Site;
- Community Benefits Request;
- Density Bonus Request;
- Tentative Parcel Map;
- Certification of the EIR for the Project;
- Demolition Permits to remove the existing on-site structures to allow for construction of the Project;
- Construction Permits, including building, grading, excavation, foundation, and associated permits;
- Haul Route Permit, as may be required by Culver City;
- Administrative Use Permit; and
- Other discretionary and ministerial approvals as needed and as may be required.