



Culver CITY

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

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF DETERMINATION

DATE: October 12, 2021

TO: Los Angeles County Clerk
ATTN: Environmental Filing
12400 Imperial Highway, Room 1201
Norwalk, CA 90650

Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Culver City, 9770 Culver Boulevard, Culver City CA 90232

SUBJECT: **FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE**

Project Title: 11111 Jefferson Boulevard Mixed-Use Project

Project Applicant: Jefferson Park, LLC

State Clearinghouse: 2020090329

City of Culver City: Comprehensive Plan - P2021-0025-CP; Zone Map Amendment (Planned Development No. 16) - P2021-0025-ZMA; Density Bonus and Other Incentives - P2021-0025-DOB; Tentative Parcel Map - P2021-0025-TPM; Administrative Use Permit - P2021-0025-AUP; Environmental Impact Report; Community Benefit

Project Location: 11111 Jefferson Boulevard, Culver City, CA 90230

Project Description: The Project involves demolition of 35,011 sf of existing structures and development of a proposed mixed-use residential and commercial development that would include 230 residential dwelling units, including 19 very low-income units and 2 workforce units, 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. The project includes 342 parking spaces in one below grade floor, as well as 311 parking stalls on the first and second floors.

DETERMINATION

This is to advise that the City Council certified the Project Final Environmental Impact Report (EIR) and adopted CEQA Findings and a Mitigation Monitoring Program on September 27, 2021. On October 11, 2021, the City Council approved the Project, finding the Project to be within the scope of the certified EIR and adopted CEQA findings and Mitigation Monitoring Program with no new environmental analysis required.

DOCUMENT AVAILABILITY

The Final EIR with comments and responses and record of project approval may be examined at Culver City Planning Division, 9770 Culver Boulevard, 2nd Floor, Culver City, CA 90232-0507. Please contact the staff members indicated below to ensure availability.

Jose Mendivil, Associate Planner

Phone: (310) 253-5757