

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: 11469 Jefferson Boulevard Project

Lead Agency: City of Culver City Contact Person: Lisa Edwards
Mailing Address: 9770 Culver Boulevard Phone: (310) 253-5710
City: Culver City Zip: 90232 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Culver City

Cross Streets: Jefferson Boulevard and Slauson Avenue Zip Code: 90230

Lat. / Long. (degrees, minutes, and seconds): 33° 59' 21.7" N / 118° 23' 51.1" W Total Acres: 0.78

Assessor's Parcel No.: 4216-028-023 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-405, SR-90 Waterways: N/A

Airports: N/A Railways: Metro E Line Schools: 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 _____ 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.) Haul Route Permit

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 67,030 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: 175 hotel rooms, 14,783 sf hotel amenities

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: Commercial Use Shopping Center (Retail and Restaurant) and surface parking lot. General Plan Designation: General Corridor Commercial.

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

The Project would redevelop a 33,813 square foot (SF) (0.78-acre) property located in the northwest corner of the intersection at Jefferson Boulevard and Slauson Avenue. The existing single-story commercial (retail/restaurant) building and associated asphalt-paved surface parking lot would be removed as part of the Project. The Project includes the development of a new, five-story, 175-room boutique hotel building with food and beverage amenities and a two level, below-grade parking garage. A pool and roof top bar would be located on the fifth floor. The 111,000 SF building would be up to 56 feet in height (with the elevator shaft reaching 69 feet and 6 inches in height) and surrounded by landscaped areas located on site and within the public right of way. Parking for the proposed uses would be provided on site within a subterranean parking structure that would accommodate a minimum of 138 parking spaces.

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".

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

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

Starting Date January 21, 2021 Ending Date February 19, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Jefferson Boulevard Associates, LLC c/o Sandstone Properties, Inc.</u>
Address: <u>2121 Alton Parkway, Suite 100</u>	Address: <u>14724 Ventura Boulevard, 3rd Floor</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Sherman Oaks, CA 91403</u>
Contact: <u>Mike Harden</u>	Phone: <u>(310) 393-9000 ext. 1150</u>
Phone: <u>(949) 870-1510</u>	

Signature of Lead Agency Representative: Michael Allen Date: 1/21/2021

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