

Appendix B  
**Draft EIR Public Meeting  
Materials**





# PUBLIC MEETING ON THE DRAFT EIR

## Crossings Campus Project

**August 16, 2022**  
7:00 p.m. – 8:00 p.m.



1

## Draft EIR Meeting Objectives

- Provide information about the Crossings Campus Project
- Provide information on the CEQA process
- Identify the environmental topics evaluated in the Draft EIR
- Summarize impact findings provided in the Draft EIR
- Provide instructions on how to submit comments on the Draft EIR

*All written comments received on the Draft EIR will be responded to in writing in the Final EIR.*



2

### Project Site and Vicinity

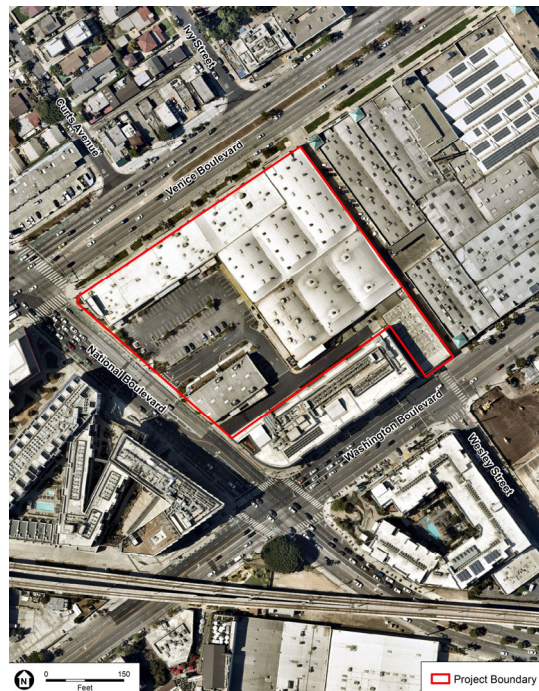
- Project Site is made up of 2 parcels – one in Culver City and one in Los Angeles
- 4.46-acres (194,334 square feet)
- Bounded by Venice Boulevard to the north, Washington Boulevard to the south, National Boulevard to the west, and existing commercial uses to the east.
- Primary regional access provided by the I-10 and I-405, as well as the Metro E Line



3

### Existing Conditions

- The Project Site is currently fully developed
- Warehouse buildings converted into retail, office, storage, and parking
- Surface parking lots serving all uses on-site



4

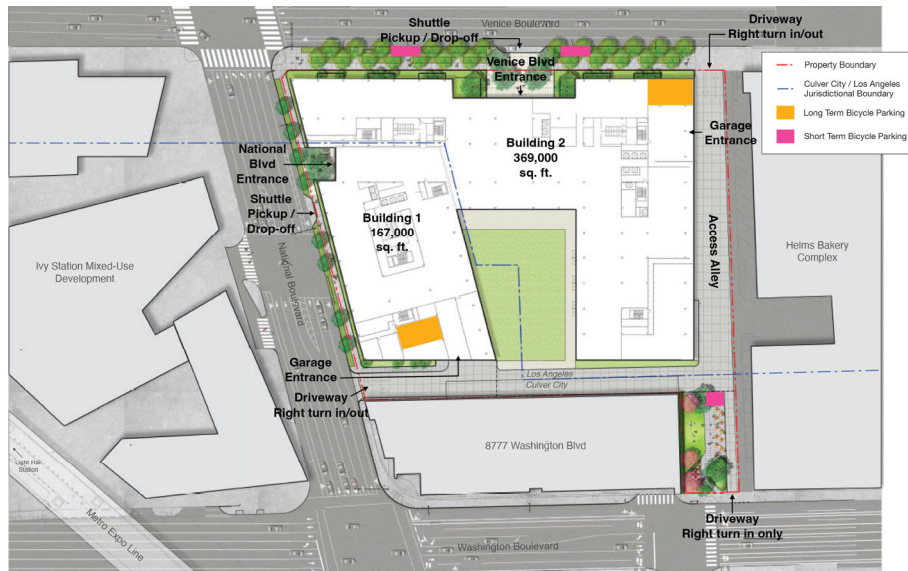
### Project Description

- Total of 536,000 square feet of office space within two, four- to five-story buildings
- Net new floor area of 430,953 square feet
- Building heights would reach a maximum of up to 56 feet on the Culver City Parcel and up to 75 feet on the Los Angeles Parcel
- Landscaped streetscapes with widened sidewalks on Venice and National Boulevards
- Publicly-accessible, privately maintained amenity area along Washington Boulevard
- Two primary driveways for ingress/egress and an ingress-only driveway for ancillary and emergency access
- Transportation Demand Management (TDM) Program, that would include incentives for public transit use, rideshare programs, bicycling and walking
- 1,216 vehicular parking spaces
- 175 bicycle parking spaces



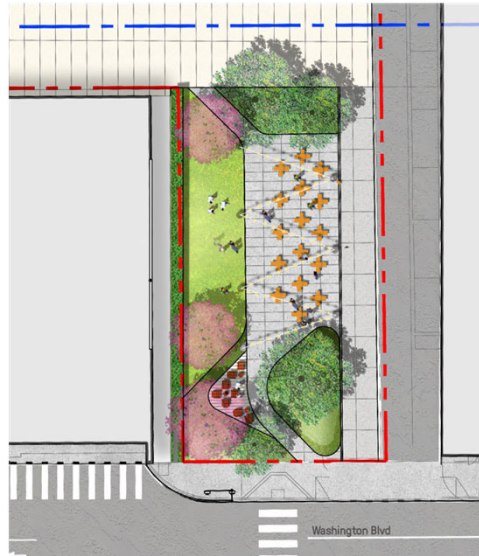
5

### Conceptual Site Plan



6

## Publicly Accessible, Privately Maintained Amenity Area



7

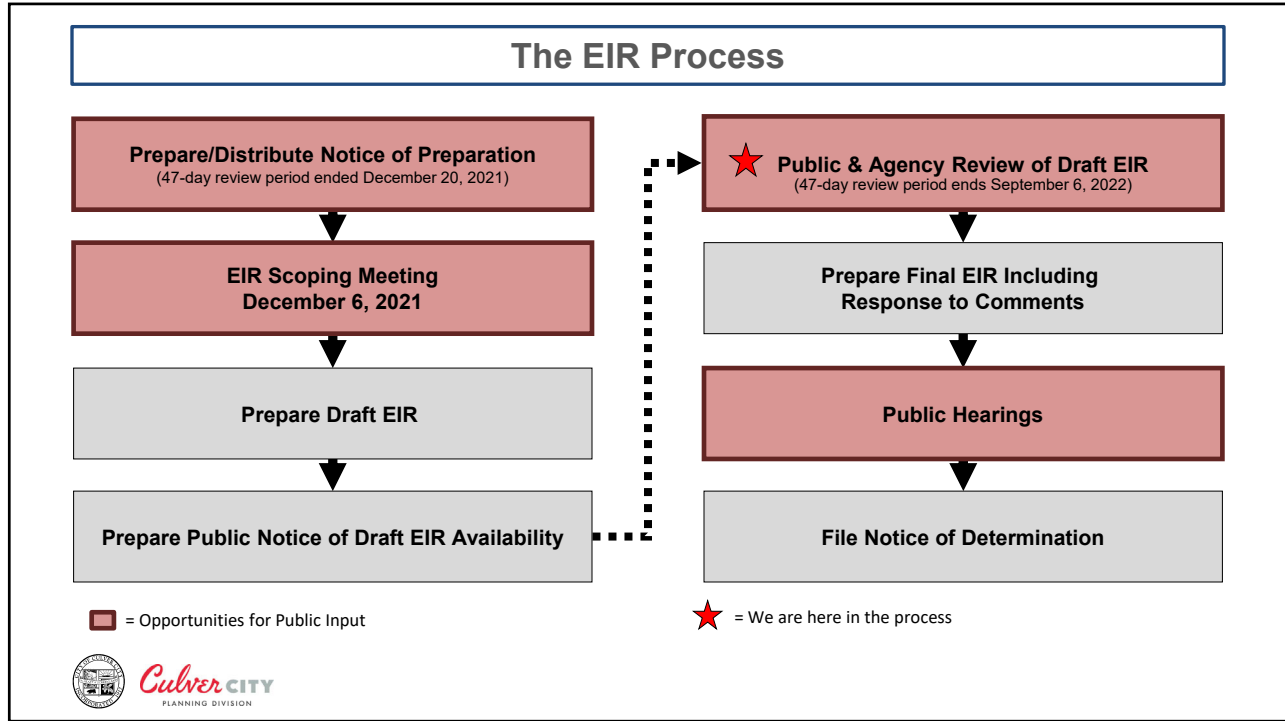
## California Environmental Quality Act (CEQA)

### Purpose of CEQA Review:

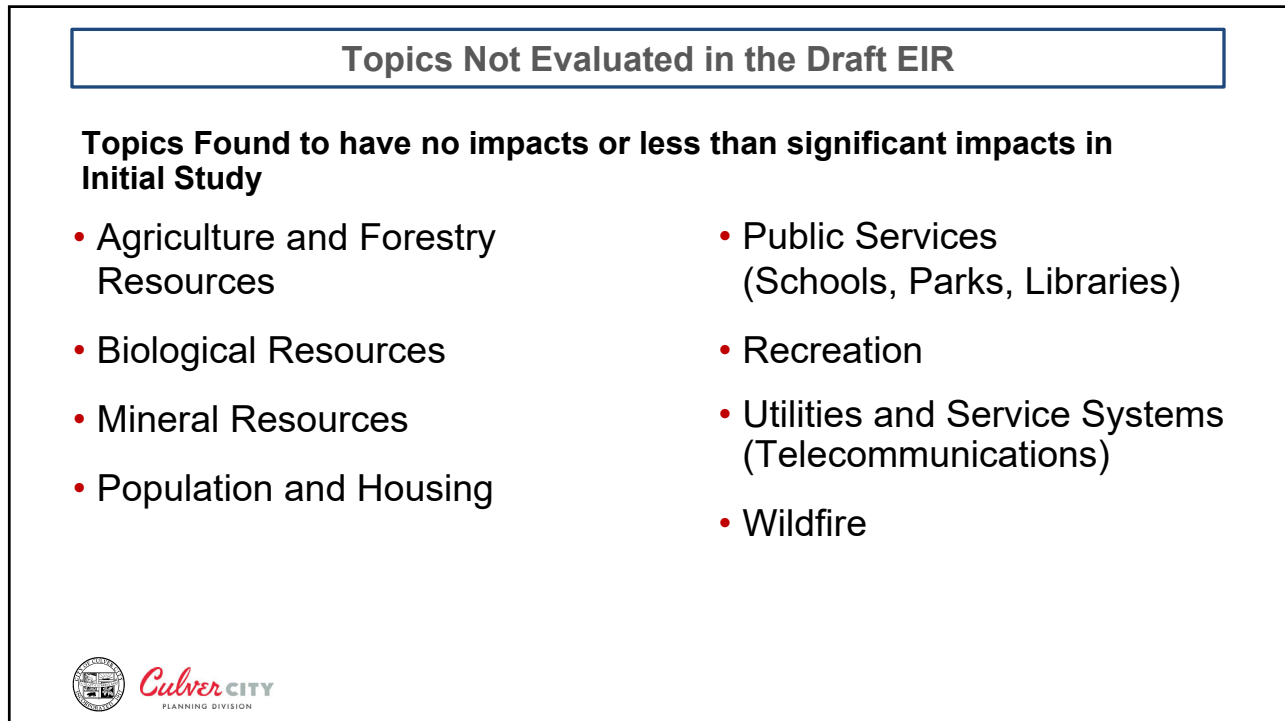
- To inform decision-makers and the public of a project's potential environmental effects
- Increases public understanding of and participation in environmental review process
- Discloses potential impacts on the environment
- Identifies ways to avoid or reduce potential environmental impacts through mitigation measures or alternatives



8



9



10

### Topics Analyzed in the Draft EIR

- Aesthetics (for informational purposes)
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services (Fire and Police Protection)
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems (Water Supply, Wastewater, Solid Waste, Electricity and Natural Gas Facilities)



11

### Draft EIR Topics with Less than Significant Impacts

- Aesthetics (for informational purposes)
- Air Quality (Operation)
- Cultural Resources – Historical Resources
- Energy
- Geology and Soils – Seismic Hazards
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise and Vibration (Operation)
- Public Services (Fire and Police Protection)
- Transportation
- Utilities and Service Systems – Water Supply, Wastewater, Solid Waste, Electricity and Natural Gas Facilities



12



### Draft EIR Topics with Significant Impacts Requiring Mitigation Measures

After implementation of Mitigation Measures, impacts for these topics were reduced to less than significant levels:

- Cultural Resources – Archaeological Resources
- Geology and Soils – Paleontological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Tribal Cultural Resources



13

### Draft EIR Topics with Significant and Unavoidable Impacts – Construction Related Only

After implementation of Mitigation Measures, impacts for these topics were still significant and unavoidable:

- Air Quality (Construction – Regional NOx Emissions (Project-level and Cumulative))
- Noise (Construction – On-site (Project-Level and Cumulative) and Off-site (Cumulative))
- Vibration (Construction – Off-Site (Project-level and Cumulative))



14

### Draft EIR Availability

The Draft EIR is currently available at the following locations:

- Online at: <https://www.culvercity.org/City-Projects/G-Planning-Projects>
- In-person at: Culver City Current Planning Division counter

Current Planning Division Office, City Hall, Second Floor  
9770 Culver Boulevard  
Culver City, CA 90232-0507

Business hours are 7:30 A.M. – 5:30 P.M., Monday through Friday, except alternate Fridays

Telephone in advance to assure staff availability at (310) 253-5710

- In-person at: Culver City Julian Dixon Library, Baldwin Hills Branch Library, and Los Angeles Central Library (see library websites for address and hours of operation)



15

### Submittal of Public Comments on the Draft EIR

 **Due date for public comments on the Draft EIR:**  **Please direct public comments on the Draft EIR to:**

5:30 p.m. on Tuesday, September 6, 2022

Jeff Anderson, Contract Planner  
City of Culver City Planning Division  
9770 Culver Boulevard  
Culver City, California 90230

 **Reference:**  
*Crossings Campus Project Draft EIR*


Email: [jeff.anderson@culvercity.org](mailto:jeff.anderson@culvercity.org)



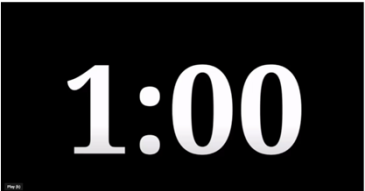

16


### Public Comment Period

**Oral Comments:**

 Zoom


- Mouse over the bottom of the Zoom window
- Click "Raise Hand" button
- Wait until moderator calls your name and unmutes you



 By Phone


- Dial \*9 to raise your hand and \*6 to unmute

*NOTE: There will be a one minute time limit for oral comments. After you have had your turn to speak, your hand will be lowered and you will be placed back on mute.*




17


### Submittal of Public Comments on the Draft EIR

 **Draft EIR Questions:**

Email: [jeff.anderson@culvercity.org](mailto:jeff.anderson@culvercity.org)

 **Due date for Public Comments on the Draft EIR:**


Tuesday, September 6, 2022 by 5:30pm



18

## Public Comment Period

**Oral Comments:**


 **Zoom**

- Mouse over the bottom of the Zoom window
- Click "Raise Hand" button
- Wait until moderator calls your name and unmutes you

Chat


**↑**  
Raise Hand

Q&A

 **By Phone**

- Dial **\*9** to raise your hand and **\*6** to unmute

*NOTE: There will be a one minute time limit for oral comments. After you have had your turn to speak, your hand will be lowered and you will be placed back on mute.*



**Culver CITY**  
PLANNING DIVISION

02:00