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CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 2021110079

CROSSINGS CAMPUS

In accordance with the California Environmental Quality Act (CEQA), the City of Culver City (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed Crossings Campus Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 47-day public review period from July 21, 2022 to September 6, 2022.

The Final EIR, released on October 12, 2022, includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT TITLE: Crossings Campus (formerly known as Project Crossings)
CASE NO.: P2022-0144-CP/ZCMA and P2021-0272-EIR
APPLICANT/OWNER: Culver Crossings Properties LLC
PROJECT ADDRESS: 8833, 8825 National Boulevard and 8771 Washington in Culver City, California, 90232 (Culver City Parcel); and 8876, 8884, 8886 and 8888 Venice Boulevard and 8827 and 8829 National Boulevard in Los Angeles, California, 90232 (Los Angeles Parcel)

PROJECT LOCATION: The Project Site is bounded by Venice Boulevard to the north, Washington Boulevard to the south, National Boulevard to the west, and existing commercial uses to the east. The Project Site is comprised of two properties, one located in the City of Culver City (Culver City Parcel) and one located in the City of Los Angeles (Los Angeles Parcel). See attached figure.

PROJECT DESCRIPTION: The Project Site is currently improved with low-rise warehouses that have been converted into retail and office uses as well as surface and enclosed parking lots serving the existing uses on the Project Site. The Project would demolish the existing buildings on the Project Site and construct two four- to five-story buildings that would provide a total of 536,000 square feet (sf) of new office floor area, which is intended to be occupied by Apple Inc. The two buildings would have the ability to be connected via a shared wall. The Project would provide a total of 1,216 vehicular parking spaces within two separate three-level subterranean garages under each proposed building. The Project would also provide 175 bicycle parking spaces, including spaces for employees and visitors, short-term spaces, and long-term spaces in compliance with respective City codes. The proposed office buildings would be designed to accommodate creative office uses and could include associated production spaces for small format multimedia content creation and

capture, as well as amenities for building tenants including a cafeteria, coffee stations, employee shuttle service, and other ancillary uses typical of an integrated office complex development. The Project would also include pedestrian-facing landscaping at the ground floor on National Boulevard and Venice Boulevard, a publicly accessible, privately maintained amenity area along Washington Boulevard in a small park-like setting, as well as an internal courtyard for the use of employees and occasional private tenant events.

FILE REVIEW: The Final EIR can be viewed or downloaded at the Culver City Current Planning Division website (<https://www.culvercity.org/City-Projects/G-Planning-Projects>), or City Hall at the Current Planning Division counter, and the following libraries: Culver City Julian Dixon Library, Baldwin Hills Branch Library, and Los Angeles Central Library.

City Hall business hours are 7:30 A.M. – 5:30 P.M., Monday through Friday, except alternate Fridays. Please telephone in advance to assure staff availability at (310) 253-5710 or phone Jeff Anderson at (310) 253-5728. Written comments or questions should be labeled with “Subject: Crossings Campus Final EIR” and be directed via email to jeff.anderson@culvercity.org or by mail to:

Jeff Anderson, Contract Planner
City of Culver City Current Planning Division
9770 Culver Boulevard, Culver City, CA 90232

PUBLIC HEARING: The Culver City Planning Commission is scheduled to hold a public hearing on November 9, 2022 for the purpose of the Planning Commission to review and make recommendations to the City Council of Culver City regarding approval of the Project and certification of the Final EIR. All members of the public are welcome to attend and participate in the public hearing. The City Council of Culver City will hold a public hearing to take action on the Project and the Final EIR at a later date. Separate public hearing notices will be sent to property owners and occupants within a 1,000-foot extended radius of the Project Site, and other interested parties, announcing the public hearings.