



Culver CITY

PLANNING AND DEVELOPMENT
DEPT.

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF COMPLETION/AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 2022030144

PICTURE CULVER CITY: GENERAL PLAN 2045 AND ZONING CODE UPDATE

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City (City), as the Lead Agency, has prepared a Draft Program Environmental Impact Report (Draft PEIR) for the Picture Culver City: General Plan 2045 and Zoning Code Update (Project). The Draft PEIR has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended Public Resources Code Section 21000 et. seq.), and the CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.).

PROJECT LOCATION: Culver City is located in the western portion of Los Angeles County. The city comprises about 5 square miles (13 square kilometers) and is bounded by the City of Los Angeles to the north, west, and south and by unincorporated areas of Los Angeles County along its eastern boundary. The Planning Area includes Culver City and its unincorporated Sphere of Influence (SOI). The SOI includes land within unincorporated portions of Los Angeles County located adjacent to the City. The SOI is located to the east of the City boundary in the Baldwin Hills area of Los Angeles County, west of La Cienega Boulevard. The Zoning Code Update would apply to the area within Culver City.

PROJECT DESCRIPTION: The Project is the adoption and implementation of a comprehensive update to the Culver City General Plan and amendments to the City's Zoning Code to implement the General Plan Update. The General Plan 2045 would provide a framework and vision to guide growth and development within the Planning Area through 2045. The General Plan 2045, along with the Zoning Code Update, would serve as the basis for planning-related decisions made by City staff, the Planning Commission, and the City Council.

By law, a general plan must be an integrated, internally consistent statement of City policies. The General Plan 2045 includes the seven required elements under Government Code Section 65302 as well as optional elements. The General Plan 2045 will include the following elements: Land Use and Community Design; Housing; Mobility; Conservation; Noise; Safety; Parks, Recreation, and Public Facilities; Greenhouse Gas Reduction, Infrastructure, Community Health and Environmental Justice; Economic Development; Arts, Culture, and Creative Economy; and Governance and Leadership. (The 2021-2029 Housing Element was adopted in August 2022.)

ENVIRONMENTAL IMPACTS ANALYZED: The Draft PEIR analyzed potential environmental impacts associated with the project, including: Aesthetics, Air Quality, Biological Resources, Cultural Resources (historic and archaeological resources), Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems (water, wastewater, solid waste, and electric power and natural gas), and Wildfire. There are properties within the SOI that are listed in databases enumerated under Government Code Section 65962.5. Based on the analyses contained in the Draft PEIR, implementation of the Project would result in significant impacts that cannot be mitigated with respect to (1) Air Quality, (2) Cultural Resources, (3) Noise, and (4) Transportation. All other impacts were found to be less than significant or less than significant with mitigation.

PUBLIC REVIEW PERIOD: The minimum 45-day public review period for the Draft PEIR will start on **March 28, 2024** and end on **May 13, 2024**. Written comments should be received by the City on or before **May 13,**

2024 at 5:30 PM. Written comments should be labeled with “Subject: Picture Culver City: General Plan 2045 and Zoning Code Update” and be addressed to: advance.planning@culvercity.org or by mail to:

**Troy Evangelho, Advance Planning Manager
City of Culver City
9770 Culver Boulevard, Culver City, CA 90232**

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft PEIR and background materials may be viewed online at:

(<https://www.pictureculvercity.com/environmental-review>), or in person at the following locations:

City Hall
Current Planning Division
9770 Culver Boulevard
Culver City, CA 90232

Culver City Julian Dixon Library
4975 Overland Ave
Culver City, CA, 90230

Copies of the documentation can be reviewed online using the above link, or by requesting copies from the Current Planning Division Office, City Hall, Second Floor, 9770 Culver Boulevard, Culver City, CA 90232-0507 (handicapped accessible location). 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.

PUBLIC HEARING: The Culver City Planning Commission and City Council will hold public hearings to take action on the Project and the Final PEIR on a later date.



Troy Evangelho, Advance Planning Manager

3/20/2024

Date