



Culver CITY

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PLANNING DIVISION

ERIKA RAMIREZ
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ORIGINAL FILED

NOTICE OF EXEMPTION

DEC 16 2022

December 15, 2022

Los Angeles County Clerk
Attention: Environmental Filing/Registration
12400 Imperial Highway, Suite 2001
Norwalk, CA 90650

LOS ANGELES, COUNTY CLERK
Governor's Office of Planning and
Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT:

Title and Case No.: Site Plan Review P2022-0190-SPR
Address/Location: 3817-3855 Watseka Avenue
Project Description: New Four Story, 145,831 Square Foot Office Building


APPLICANT: LPC West c/o Rob Kane

CULVER CITY APPROVAL ACTION:

1. The Planning Commission on October 19, 2022, approved the Site Plan Review for the subject property. The decision-making body, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:

Type of Exemption: Categorical Exemption
CEQA Section: 15332
Class: 32; In-Fill Development Project

2. Reason why project is Exempt (brief): The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value, as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.



William Kavadas, Assistant Planner