



# Culver CITY

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## CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

### NOTICE OF EXEMPTION

DATE: December 19, 2022

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| <input checked="" type="checkbox"/> Los Angeles County Clerk<br>Attention: Environmental Filing/Registration<br>12400 Imperial Highway, Suite 2001<br>Norwalk, CA 90650 | <input type="checkbox"/> Governor's Office of Planning and<br>Research<br>1400 Tenth Street, Room 121<br>Sacramento, CA 95814 |
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#### PROJECT:

Title and Case No.: 3-Story Commercial/Office Development  
Site Plan Review, P2022-0062-SPR, Administrative Modification, P2022-0062-AM, and Administrative Use Permit, P2022-0062-AUP

Address/Location: 8570 National Boulevard, Culver City, CA 90232

Project Description: Request to allow 3-story, 35,073 sq. ft. commercial/office development with outdoor dining, subterranean parking, and associated site improvements at 8570 National Blvd within the Industrial General IG (IG) Zone.

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APPLICANT: Redcar Properties, Ltd., 2341 Michigan Avenue, Santa Monica, CA 90404

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#### CULVER CITY APPROVAL ACTION:

1. The Planning Commission on December 14, 2022, approved the above described project.  
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  
CEQA Section:            15332  
Class:                        32

2. Reason why project is Exempt (brief):

There are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt under Section 15332, Class 32 In-fill Development Project, because the proposed project, as described above, is consistent with the General Plan Land Use Designation and corresponding Zone; is located within Culver City surrounded by urban uses, and has no value as a habitat for endangered, rare, or threatened species as it is a vacant site, previously developed with multiple one-story non-residential structures and surface parking, and most recently utilized for construction staging. Based on the scope and size, the Project will not have significant traffic impacts or peak hour trips exceeding established thresholds; potential noise and air quality impacts generated by the Project will be within established thresholds; implementation of public works storm water run-off standards will result in less than significant impacts to water quality; and the Project will be adequately served by utilities and public services.

Gabriela Silva, Title: Associate Planner