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PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND EIR SCOPING MEETING

5700 HANNUM AVENUE MIXED-USE RESIDENTIAL AND COMMERCIAL PROJECT

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City (City), as the Lead Agency, will be preparing an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082. This Notice of Preparation (NOP) has been prepared to describe the Project and identify the scope of environmental issues recommended to be addressed in the EIR, and to seek your comments on what environmental effects and alternatives the EIR should study. You are being notified of the City's intent, as Lead Agency, to prepare an EIR for this Project, as it is in an area of interest to you and/or the organization or agency you represent. The EIR will be prepared by consultants under direction of the City and submitted to the Planning Division for independent review and certification.

PROJECT TITLE:

5700 Hannum Avenue Mixed-Use Residential and Commercial Project

PROJECT CASE NUMBER:

Comprehensive Plan, Density and Other Bonus Incentives, Zoning Code Map Amendment, General Plan Map Amendment, Environmental Impact Report, P2023-0218-CP; -DOBI; -ZCMA; -GPMA; -EIR

APPLICANT/OWNER:

LPC West, Inc.

PROJECT ADDRESS:

5700 Hannum Avenue in Culver City, California, 90230.

DUE DATE FOR PUBLIC COMMENTS ON THE NOP:

5:30 PM on Thursday, September 28, 2023

EIR SCOPING MEETING:

7 PM–8 PM on Tuesday, September 12, 2023 (Virtual)

PROJECT LOCATION: The 2.23-acre (97,264 square foot [sf]) Project Site is located in the City of Culver City. The Project Site is bounded by Hannum Avenue to the north, Buckingham Parkway to the east and southeast, and existing commercial uses to the west. The Project Site is located at 5700 Hannum Avenue in Culver City, California, 90230. See attached figure.

PROJECT DESCRIPTION: The Project Site is currently occupied by an approximately 30,672 square foot two-story office building. The remainder of the Project Site contains surface parking and associated landscaping. The sidewalks adjoining the Project Site to the north, west, and south are landscaped with street trees and trees are scattered throughout the existing surface parking lot. The Project would demolish the existing on-site building and construct a new 8-level multi-family residential building (including 2 semi-subterranean levels and 6 stories above) consisting of 309 residential units (including 27 Very Low Income units) and 5,600 square feet of retail space. The Project would provide a total of 19,526 square feet of private open space and 34,630 square feet of common open space for a total of 54,156 square feet of open space. The Project would include a total building area of 362,596 square feet. The Project would provide a total of 428 vehicular parking spaces (399 residential, 5 guest, and 24 commercial) within three parking levels. The Project would also provide 11 short-term and 81 long term bicycle parking spaces, including spaces for employees and visitors, short-term spaces, and long-term spaces in compliance with respective City codes. Vehicular access to the Project's

parking levels, as well as loading and trash areas, would be provided via two points of ingress/egress: one on Hannum Avenue, and one on Buckingham Parkway. Pedestrian access would be provided from entrances located on the perimeter of the Project Site from Hannum Avenue and Buckingham Parkway.

ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIR: The Culver City Current Planning Division has determined based on an Initial Study that an EIR will be required to analyze the environmental effects of the Project. Environmental issues identified as having the potential to result in significant impacts that require further evaluation in the EIR include: Aesthetics (conflicts applicable zoning or regulations governing scenic quality), Air Quality (all but odors), Cultural Resources (archaeological resources), Energy, Geology and Soils (paleontological resources), Greenhouse Gas Emissions, Land Use and Planning (consistency with plans and policies), Noise (all but aircraft noise), Population and Housing, Public Services (fire protection and police protection, schools and parks), Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems (water, natural gas and electric power). The Initial Study is available for review on the Culver City Planning Division website (<https://www.culvercity.org/City-Projects/G-Planning-Projects>), at City Hall, Current Planning Division Counter 2nd floor, and the Culver City Julian Dixon Library.

PUBLIC COMMENT PERIOD FOR NOP: The Current Planning Division welcomes and will consider all comments regarding the potential environmental impacts of the Project and issues and alternatives to be addressed in the EIR. All comments will be considered in preparation of the EIR. The comment period for the NOP begins on **Tuesday, August 29, 2023, and ends on Thursday, September 28, 2023.** Written comments should be received on or before **Thursday, September 28, 2023, at 5:30 PM.** Written comments should refer to the Project by name and case number (P2023-0218-CP; -DOBI; -ZCMA; -GPMA; -EIR) and be addressed to:

Jose Mendivil, Associate Planner
City of Culver City Current Planning Division, 2ND floor
9770 Culver Boulevard, Culver City, CA 90232
Phone: (310) 253-5727 E-mail: jose.mendivil@culvercity.org

EIR SCOPING MEETING: A virtual EIR Scoping Meeting will be held on **Tuesday, September 12, 2023.** In accordance with CEQA, the purpose of the EIR Scoping Meeting is for the City to solicit input and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the EIR.

The meeting will be held in an online format using Zoom to share information regarding the Project and the environmental review process. You may join, view, and participate in the meeting by using the Zoom application, by your web browser, or by phone. Register for the virtual meeting by visiting: <https://bit.ly/ProjectCrossings>. This will provide you with a confirmation and join link, as well as call-in numbers. City staff and environmental consultants will be available during the meeting. The meeting will begin with a presentation and be followed by a public comment session. The meeting will be open to the public and all stakeholders. Comments may be submitted via email in advance of the meeting at jose.mendivil@culvercity.org, however there will also be opportunities for verbal comments taken at the meeting. A separate more detailed instructions page is included in this communication.

The EIR Scoping Meeting will take from 7 PM to 8 PM

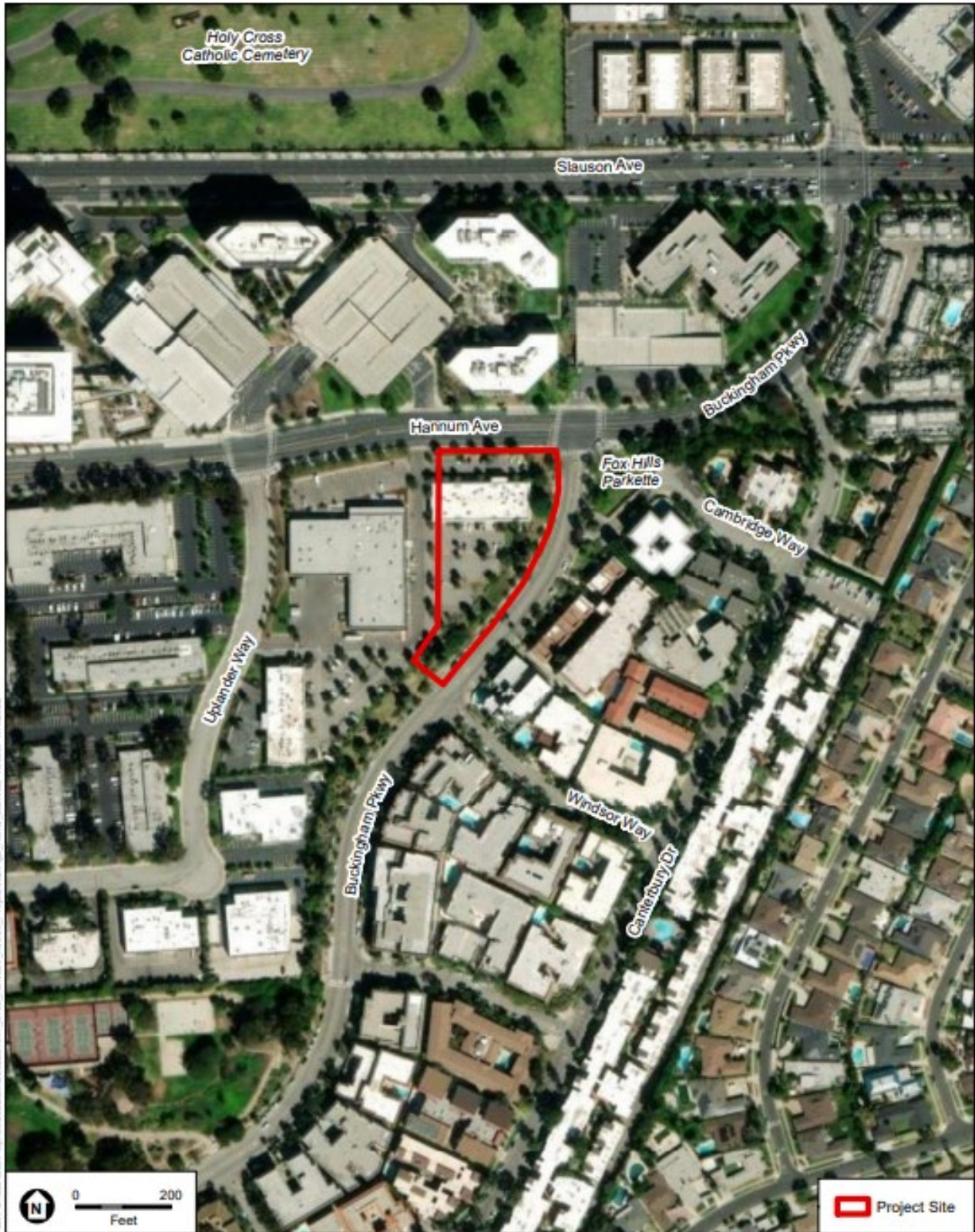
Copies of the documentation can be reviewed online using the above link, or by requesting copies from the Current Planning Division Office, City Hall, Second Floor, 9770 Culver Boulevard, Culver City, CA 90232-0507 (handicapped accessible location). City Hall business hours are 7:30 AM. – 5:30 PM, Monday through Friday, except alternate Fridays. Please telephone in advance to ensure staff availability at (310) 253-5710.



Jose Mendivil, Associate Planner

August 29, 2023

Date



SOURCE: ESA, 2022; ESRI Imagery, 2022

5700 Hannum Avenue

Project Location – Aerial Photograph

5700 Hannum Avenue Mixed-Use Residential and Commercial Project
EIR Scoping Meeting

Virtual Meeting Instructions

A virtual EIR Scoping Meeting will be held on the proposed Project and the scope of environmental documentation on **Tuesday, September, 12, 2023**. In accordance with CEQA, the purpose of the EIR Scoping Meeting is for the City to solicit input and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the EIR.

The meeting will be held in an online format using Zoom to share information regarding the Project and the environmental review process. City staff and environmental consultants will be available during the meeting, which will begin with a presentation and followed by a public comment session. The meeting will be open to the public and all stakeholders. **Comments may be submitted via email in advance of the meeting at jose.mendivil@culvercity.org, however there will also be opportunities for verbal comments.**

The EIR Scoping Meeting will take place from 7 PM to 8 PM.

How to Participate

Joining, viewing, and participating in the virtual meeting can be done a few different ways. Below are instructions on joining using the Zoom application, by your web browser or by phone. Instructions about providing oral comments during the meeting, as well as how to receive tech support prior to and during the virtual meeting, are also outlined.

Register for the virtual meeting through Zoom by visiting: <https://bit.ly/HannumAveScopingMtg>. This will provide you with confirmation and join link as well as call-in numbers.

Joining the EIR Scoping Meeting

Zoom Application (Preferred Method)

- For the best experience we recommend downloading and installing Zoom on your computer before the meeting begins. You can download the Zoom software in advance or at the time you join the meeting for free at: <https://zoom.us/download>.

Zoom Through Web Browser

- You do NOT need to install Zoom software on your computer to participate and provide comments. When you click on the meeting link provided at registration a new browser tab or window will open (depending on your browser settings). To join the meeting, click the link near the bottom of the window that states “start from your browser”. We recommend Google Chrome, Safari or Firefox.

Join by Phone

- **Dial:** +1 (877) 853-5247
- **Webinar ID:** 835 2453 5493
- **Phone Shortcuts:**
 - *6 to mute and unmute yourself
 - *9 to raise your hand
- Note: if you are calling into the meeting, you will not be able to see the visual content presented, but you can listen and participate. Copies of the presentation will be provided on the City’s website after the meeting.

Providing Oral Comments

As you enter the Zoom meeting you will be automatically put on mute. To speak during the session, you will need to virtually raise your hand and a moderator will unmute you. Here's how to raise your hand and speak during the meeting:

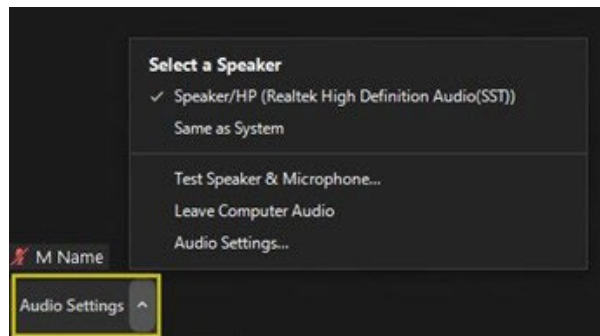
1. Mouse over the bottom of the **Zoom** application and locate the **hand icon**.
2. Select the **hand icon** to virtually raise your hand or **dial *9** if you are joining by phone.
3. A moderator will call your name and unmute you to speak.

Once you have been called on your hand will be lowered and if you would like to speak again you will need to press the **hand icon or press *9** to be placed back in the queue.



Audio Check

You are encouraged to test your audio connection prior to joining the meeting. Click the "Audio Settings" on the lower left and make sure the microphone and speaker are assigned to the correct device. You also can do your audio check while you are waiting for the meeting to start.



Tech Support

To provide a seamless experience for all users there will be tech support prior to the virtual meeting as well as during. If you are having issues before and would like assistance, please contact meetingsupport@esassoc.com.

During the virtual meeting there will be support on hand to assist in a technical issue that may arise. To contact support during the meeting you can utilize the chat function and message to the support team where someone will contact you separately to resolve the issue.

