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PLANNING AND DEVELOPMENT  
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

## NOTICE OF DETERMINATION

**DATE: November 13, 2024**

**TO:**  Los Angeles County Clerk  
ATTN: Environmental Filing  
12400 Imperial Highway, Room 1201  
Norwalk, CA 90650

Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

**FROM:** City of Culver City, 9770 Culver Boulevard, Culver City CA 90232

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE**

Project Title: 5700 Hannum Avenue Residential and Commercial Mixed-Use Project

Project Applicant: 5700 Hannum Owner, LLC c/o Lincoln Property Company, Inc.

State Clearinghouse: 2023080709

City of Culver City: Certification of an Environmental Impact Report (EIR); Approval for Extended Hours of Construction (CCMC Section 9.07.035.C.1); Zoning Code Map Amendment; General Plan Map Amendment; Density and Other Bonus Incentives (DOBI) to allow Increased Density with affordable units incorporated into the Project; and Approval of a Comprehensive Plan.

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.

Project Description: The Project Site is currently occupied by an approximately 30,672 square foot two-story office building, 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 6-story (up to a height 78-feet) mixed-use building consisting of 309 residential units (including 27 Very Low Income units) and 5,600 square feet of retail space, and with two (2) semi-subterranean levels. The Project would include a total building area of 362,596 square feet. The Project would provide a total of 428 vehicular parking spaces (405 residential and 23 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.

## **DETERMINATION**

This is to advise that the Culver City City Council certified the Project's EIR, making California Environmental Quality Act (CEQA) required Findings and approving a Mitigation Monitoring Program in compliance with CEQA on November 11, 2024. In addition, and on the same day, the City Council adopted a resolution approving a request for extended construction hours for the Project.

Note that a separate Notice of Determination will be prepared for the adoption of an ordinance amending the Culver City Zoning Map to establish Planned Development Zone No. 18 (PD18); amending the Culver City General Plan land use designation for the site from Regional Center to Mixed Use High; approving a Density and Other Bonus Incentives request to allow increased density in return for allocation of income restricted units; and approving the Comprehensive Plan for the Project.

The Culver City City Council have made the following determinations regarding the above-described project:

1. The Project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

## **DOCUMENT AVAILABILITY**

The Draft and Final EIR with comments, responses, and appendices; and record of project approval may be examined at Culver City Planning Division, 9770 Culver Boulevard, 2<sup>nd</sup> Floor, Culver City, CA 90232-0507. Please contact the staff members indicated below to ensure availability.



**November 13, 2024**

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Jose Mendivil, Associate Planner  
(310) 253-5757

Date