

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023080709

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

Lead Agency: City of Culver City Contact Person: Jose Mendivil
Mailing Address: 9770 Culver boulevard Phone: 310-253-5757
City: Culver City Zip: 90032 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Culver City

Cross Streets: Hannum Avenue/ Buckingham Parkway Zip Code: 90230

Lat. / Long. (degrees, minutes, and seconds): 33° 59' 13.3" N/ 118° 22' 59.2" W Total Acres: 2.23

Assessor's Parcel No.: 4134-005-015 Section: 19 Twp.: T02S Range: R14W Base: San Bernardino

Within 2 Miles: State Hwy #: I-405, SR-90 Waterways: Los Angeles River

Airports: N/A Railways: N/A Schools: Montessori Academy of Culver City, Culver City HS, Culver City MS, Wright MS, Young Minds Learning Academy, W. Port Heights ES, Frank D Parent ES, La Tijera ES, Cowan Ave ES, Open Magnet Charter, El Marino ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other
 Mit Neg Dec Other FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Comprehensive Plan, Density Bonus

Development Type:

Residential: Units 309 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 5,600 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other:

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy, Tribal

Present Land Use/Zoning/General Plan Designation:

Existing Use: office/surface parking General Plan Designation: Regional Center; Zoning: Commercial Regional Business Park (CRB)

Project Description: (please use a separate page if necessary)

The Project would develop a new 6-story (up to a height 78-feet) mixed-use building with two (2) semi-subterranean levels, consisting of 309 residential units (including 27 Very Low Income units) and 5,600 square feet of retail space. Requested entitlements would include: Zone Code Map Amendment to change zoning from Commercial Regional Business Park (CRB) to Planned Development (PD); General Plan Map Amendment to change Land Use Designation from Regional Center (RC) to General Corridor; Comprehensive Plan to develop standards for the new PD Zone District; Density and Other Bonus Incentives (DOB) to allow Increased Density with affordable units incorporated into the Project; and Approval for Extended Hours of Construction (CCMC Section 9.07.035.C.1).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".


<input checked="" type="checkbox"/> S	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/> S	Caltrans District # 7	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> S	Regional WQCB # 4
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/> S	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/> S	Fish & Wildlife Region #5	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/> S	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> S	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/> S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 4, 2024 Ending Date May 20, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>5700 Hannum Owner, LLC c/o Lincoln Property Company</u>
Address: <u>626 Wilshire Boulevard, Suite 1100</u>	Address: <u>915 Wilshire Boulevard, Suite 2050</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Los Angeles, CA 90017</u>
Contact: <u>Mike Harden</u>	Phone: <u>(951) 756-5814</u>
Phone: <u>(949) 870-1510</u>	

Signature of Lead Agency Representative  Date: April 2, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.