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PLANNING AND DEVELOPMENT DEPT.  
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

**NOTICE OF COMPLETION AND AVAILABILITY  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
STATE CLEARINGHOUSE NO. 2023080709  
AND  
NOTICE OF PUBLIC MEETING**

**5700 HANNUM AVENUE RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT**

**NOTICE IS HEREBY GIVEN** to all responsible agencies and interested parties that the City of Culver City (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the 5700 Hannum Avenue Residential and Commercial Mixed-Use Project, summarized below. The Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended Public Resources Code Section 21000 et. seq.), and the CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.).

**PROJECT TITLE:** 5700 Hannum Avenue Residential and Commercial Mixed-Use Project

**CASE NO.:** 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:** 5700 Hannum Owner, LLC c/o Lincoln Property Company

**PROJECT ADDRESS:** 5700 Hannum Avenue in Culver City, California, 90230.

**DUE DATE FOR PUBLIC COMMENTS ON THE DRAFT EIR:**  
**5:30 PM on Monday, May 20, 2024**

**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. 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 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. 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.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR analyzed potential effects associated with: Aesthetics (conflicts with scenic quality regulations), Air Quality (all but odors), Cultural Resources (archaeological resources), Energy, Geology and Soils (paleontological resources only), Greenhouse Gas Emissions, Land Use and Planning (consistency with plans and policies), Noise (all but aircraft noise), Population and Housing (population growth) Public Services (fire protection, police protection parks/recreation, and schools), Transportation, Tribal Cultural

Resources, and Utilities and Service Systems (water, electric power and natural gas). Based on the analyses contained in the Draft EIR, Project level construction noise impacts during off-hours (between 7:00 am and 8:00 am on weekdays and 7:00 am to 9:00 am on Saturdays) as part of the earthwork shoring/excavation, concrete pours (mat foundation and deck pours) and tower crane erection/disassembly phases of construction would remain significant and unavoidable if an extended hours permit was not obtained by the Project because they would occur outside of the City's allowable construction hours.

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**COMMENT PERIOD:** The public review period for the Draft EIR begins on **April 4, 2024** and ends on **May 20, 2024**. Written comments should be received by the City on or before **May 20, 2024 at 5:30 PM**. Written comments should be labeled with "Subject: 5700 Hannum Residential and Commercial Mixed-Use Project Draft EIR" and be directed via email to [jose.mendivil@culvercity.org](mailto:jose.mendivil@culvercity.org) or by mail to:

Jose Mendivil, Associate Planner  
City of Culver City Current Planning Division, 2<sup>ND</sup> floor  
9770 Culver Boulevard, Culver City, CA 90232  
Phone: (310) 253-5757 Email: [jose.mendivil@culvercity.org](mailto:jose.mendivil@culvercity.org)

[The Draft EIR can be viewed or downloaded at the Culver City Current Planning Division website](#), or City Hall at the Current Planning Division counter, and Culver City Julian Dixon Library.

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**PUBLIC MEETING:** A virtual Public Meeting focused on the Draft EIR, will be held on **April 30, 2024**. The City will conduct a Public Meeting for public agencies and interested individuals to provide an overview of the findings in the Draft EIR, explain the process for providing comments on the document, and outline the remaining process for completion of a Final EIR. The Public Meeting being held during the public review period for the Draft EIR is not required by CEQA, and is intended to be informational. Attendance is voluntary and is not a prerequisite for submitting comments on the Draft EIR.

The meetings will be held in an online format using Zoom. You may join, view, and participate in the meeting by using the Zoom application, by your web browser, or by phone. If joining by your web browser, you must [register for the virtual meeting](#). This will provide you with a confirmation and join link, as well as call-in numbers. If you participate by phone, please call (888) 788-0099 and enter webinar ID number 868 8674 3985. City staff, the Applicant and team, and the EIR consultants will be available during this meeting. The meeting will be open to the public and all stakeholders. Verbal and written comments received during the Public Meeting on the Draft EIR will be responded to in writing as part of the Final EIR. A separate detailed instructions page is included in this communication.

**The Public Meeting on the Draft EIR will begin at 7:00 PM and end at approximately 8:00 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 (Closed on April 5<sup>th</sup> and April 19<sup>th</sup>). Please telephone in advance to assure staff availability at (310) 253-5710 or phone Jose Mendivil at (310) 253-5757.

**PUBLIC HEARINGS:** The Culver City Planning Commission and City Council will hold a public hearing to take action on the Project and the Final EIR on a later date. A separate public hearing notice will be sent to property owners and occupants within a 500-foot radius of the Project Site, and other interested parties, announcing the public hearing once the public review period for the Draft EIR has been concluded.



Jose Mendivil, Senior Planner

April 3, 2024

Date

## 5700 Hannum Avenue Residential and Commercial Mixed-Use Project Public Meeting on the Draft EIR

# Virtual Meeting Instructions

A virtual Public Meeting on the Draft EIR will be held on the proposed Project and the results of the Draft EIR on **April 30, 2024**.

**The Public Meeting on the Draft EIR will be from 7:00–8:00 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 comment 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](#). This will provide you with a confirmation and join link as well as call-in numbers.

### Joining the Public Meeting on the Draft EIR

#### *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 moment you join the meeting for free at [Zoom 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*

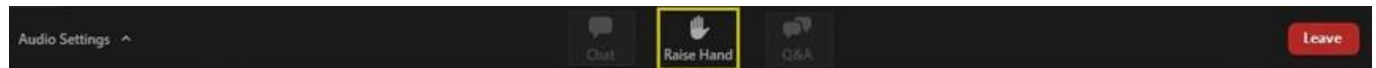
- **Dial:** (888) 788-0099
- **Webinar ID:** 868 8674 3985
  - **Phone Shortcuts:**
    - \*6 to mute and unmute yourself
    - \*9 to raise your hand
- Note: if you are calling into the meeting you will not be able to see the visual content presented, but you can listen and participate. Copies of the presentation will be provided on the City’s website after the meetings.

### 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:

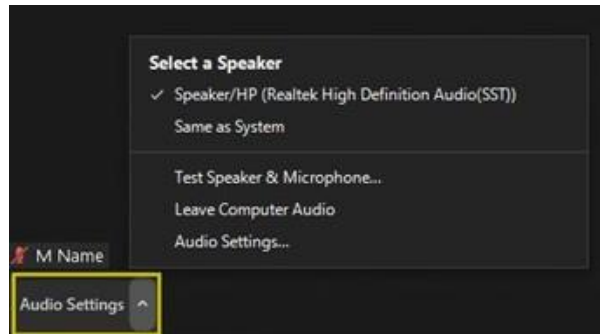
1. Mouse over the bottom of the **Zoom** application and locate the **hand icon**.
2. Select the **hand icon** to virtually raise your hand or **dial \*9** if you are joining by phone.
3. A moderator will call your name and unmute you to speak.

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 meetings. 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 meetings as well as during. If you are having issues before and would like assistance, please contact [meetingsupport@esassoc.com](mailto:meetingsupport@esassoc.com).