

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080709

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

Lead Agency: City of Culver City

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Project Location: Culver City Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The 2.23-acre (97,264 square foot) 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. The Project Site is currently occupied by an approximately 30,672 square foot two-story office building, surface parking and associated landscaping. 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 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. Vehicular access to the Project's parking levels, as well as loading and trash areas, would be provided via two points if ingress/egress: one on Hannum Avenue, and one on Buckingham Parkway.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see Attachment A.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Please see Attachment A.

Provide a list of the responsible or trustee agencies for the project.

N/A

Attachment A

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Air Quality - The Project would have potentially significant Project-level and cumulative impacts as it relates to exposure of sensitive receptors to substantial pollutant concentrations. Specifically, exposure of residential uses to unmitigated cancer/health risks during construction activities. However, with implementation of Mitigation Measure AQ-1 (MM-AQ-1) as described below, the maximum cancer risk and hazard index for sensitive receptors would be below the South Coast Air Quality Management District (SCAQMD) significance thresholds. Mitigation Measure AQ-MM-1 requires construction equipment features for equipment operating at the Project Site, including the use of off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board and U.S. Environmental Protection Agency Tier 4 Final off-road emissions standards or equivalent for equipment rated at 25 horsepower or greater where available within the Air Basin during Project construction.
2. Cultural Resources - The Project would have a potentially significant impact as it relates to archaeological resources during construction activities. This impact would be reduced to a less than significant level with implementation of Mitigation Measures CUL-MM-1 through CUL-MM-3. Mitigation Measure CUL-MM-1 would require monitoring of the Project Site during ground disturbing activities by a qualified archaeologist, and Mitigation Measures CUL-MM-2 and CUL-MM-3 would include proper evaluation, treatment, and recovery of archaeological resources discovered at the Project Site by a qualified archaeologist.
3. Geology and Soils - The Project would have a potentially significant impact as it relates to paleontological resources during construction activities. This impact would be reduced to a less than significant level with implementation of Mitigation Measures GEO-MM-1 through GEO-MM-4. Mitigation Measures GEO-MM-1 through GEO-MM-4 would require retention of a qualified paleontologist meeting the Society of Vertebrate Paleontology Standards in order to provide technical and compliance oversight, construction worker paleontological resources sensitivity training, paleontological resources monitoring, as well as proper evaluation, treatment and recovery of paleontological resources discovered at the Project Site by a qualified paleontologist.
4. Noise – Project implementation would result in significant impacts that cannot be mitigated with respect to Project-level on-site construction noise impacts. Implementation of Mitigation Measures MM-NOI-1 (Sound Walls) and MM-NOI-2 (Construction Practices) would reduce the Project's on-site construction noise impacts at the off-site ground-level noise sensitive receptors, to the extent technically feasible. Implementation of Mitigation Measure NOI-1 would reduce construction noise through provision of temporary 6 to 15-foot-tall construction noise barriers. Implementation of Mitigation Measure NOI-2 includes construction practices and strategies to minimize construction noise such as ensuring equipment is operating in good operating condition according to manufacturer specifications and use of proper noise mufflers. With implementation of Mitigation Measures MM-NOI-1 and MM-NOI-2, the construction noise levels at all receptor locations would be reduced below the 5-dBA significance threshold. Therefore, with implementation of mitigation measures MM-NOI-1 and MM-NOI-2, impacts from on-site construction noise would be less than significant with approval

of an extended hours construction permit. However, construction during off-hours (between 7:00 a.m. and 8:00 a.m. Monday to Friday and 7:00 a.m. to 9:00 a.m. on Saturdays) during 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.

5. Tribal Cultural Resources - The Project will have a potentially significant impact as it relates to tribal cultural resources during construction activities. This impact would be reduced to a less than significant level with implementation of Mitigation Measures CUL-MM-2 and TCR-MM-1 through TCR-MM-3. Mitigation Measure TCR-MM-1 requires retention of a Native American Monitor, the provisions of a Tribal Cultural Resources Sensitivity Training session, and Native American monitoring. Mitigation Measure TCR-MM-2 requires completion of daily monitoring logs and Mitigation Measure TCR-MM-3 provides for provisions in the event of a discovery of potential tribal cultural resources.

Areas of controversy include:

- Concerns regarding the population and allowable housing density on the Project Site (Refer to Chapter 2, *Project Description*, Section 4.7, *Land Use and Planning*, and Section 4.9, *Population and Housing*, of this Draft EIR.)
- Concerns regarding consistency with the Project's zoning and General Plan land use designations (Refer to Chapter 2, *Project Description*, and Section 4.7, *Land Use and Planning*, of this Draft EIR.)
- Concerns regarding aesthetics impacts of the Project, including those related to massing and scale and shading (Refer to Appendix A, *Initial Study*, which addresses aesthetic impacts and Section 4.1, *Aesthetics*, of this Draft EIR.)
- Concerns regarding lighting impacts (Refer to Appendix A, *Initial Study*, of this Draft EIR, which addresses aesthetic impacts associated with lighting.)
- Concerns regarding impacts related to air quality and greenhouse gas emissions, including impacts related to human health and carbon emissions (Refer to Section 4.2, *Air Quality*, and Section 4.6, *Greenhouse Gas Emissions*, of this Draft EIR.)
- Concerns regarding energy and capacity of energy related infrastructure to accommodate the Project (Refer to Section 4.4, *Energy*, and 4.13.2, *Utilities and Service Systems - Electric Power, Natural Gas, and Telecommunications Facilities*, of this Draft EIR.)
- Concerns regarding noise impacts (Refer to Section 4.8, *Noise*, of this Draft EIR.)
- Concerns regarding impacts to public services, such as police, fire schools and parks (Refer to Sections 4.10.1 to 4.10.4, *Public Services*, of this Draft EIR.)
- Concerns regarding transportation, parking and traffic impacts (Refer to Section 4.11, *Transportation*, of this Draft EIR.)
- Concerns regarding impacts to tribal cultural resources (Refer to Section 4.12, *Tribal Cultural Resources*, of this Draft EIR.)
- Concerns regarding ability of existing utilities to accommodate the Project, such as water, sewer electric, gas, cable, etc. (Refer to Appendix A, *Initial Study*, of this Draft EIR, which addresses impacts to utilities, as well as Section 4.13.1, *Utilities and Service Systems - Water Supply*, and 4.13.2, *Utilities*

and Service Systems - Electric Power, Natural Gas, and Telecommunications Facilities, of this Draft EIR.)

- Concerns regarding cumulative impacts (Refer to Sections 4.1 to 4.13 of this Draft EIR, all of which address cumulative impacts for each their respective issue areas.)
- Identification of alternatives that reduce the Project's environmental impacts (Refer to Chapter 5, *Alternatives*, of this Draft EIR)
- Concerns related to biological resources, including impacts to endangered species (Refer to Appendix A, *Initial Study*, of this Draft EIR, which addresses impact to biological resources.)
- Concerns regarding impacts to historical resources (Refer to Appendix A, *Initial Study*, of this Draft EIR, which addresses cultural resources impacts, including impacts to historic resources.)