

**NOTICE OF CITY COUNCIL PUBLIC HEARING
AND AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2023080709**



Proposed Mixed Use Development at 5700 Hannum Avenue

The City Council is pleased to invite your participation in a Public Hearing concerning the following:

WHO: 5700 Hannum Owner, LLC c/o Lincoln Property Company (the Applicant) / Hannum, LLC c/o Howard Sherwood (the Property Owner)

WHAT: Consideration of a Comprehensive Plan, Density and Other Bonus Incentives, Zone Code Map Amendment, General Plan Map Amendment, and Extended Construction Hours Request to allow development of a mixed-use residential and commercial project on an approximately 2.23-acre site (Project Site) located at 5700 Hannum Avenue in the Commercial Regional Business Park (CRB) Zone. The Project Site is currently developed with an existing 30,672 square foot, 2-story office building and surface parking. The proposed development includes a new 6-story (up to 78-feet in height) mixed-use building with 2 semi-subterranean levels, consisting of 309 residential units (including 27 Very Low-Income units) and 5,600 square feet of retail space. There is a total of 7,507 square feet of publicly accessible open space, 19,526 square feet of private open space, and 27,123 square feet of residential common open space (the "Project").

The mixed-use building is constructed on top of 2 semi-subterranean vehicle parking levels with additional at grade parking on the first floor. There are 428 vehicle parking spaces (399 residential, 6 guest, and 23 commercial). There are 2 vehicle access points: residential only on Buckingham Parkway and commercial and residential on Hannum Avenue. The Project also contains 92 bicycle spaces: 11 short-term and 81 long-term. The Zone Code Map Amendment and Comprehensive Plan changes the Site's zoning from CRB to Planned Development (PD) and provides development standards specific to the PD Zone. The General Plan Map Amendment changes the land use designation from Regional Center to General Corridor and the Density and Other Bonus Incentives allows increased density with a required percentage of units designated as income restricted.

PROJECT TITLE: 5700 Hannum Mixed Use Comprehensive Plan

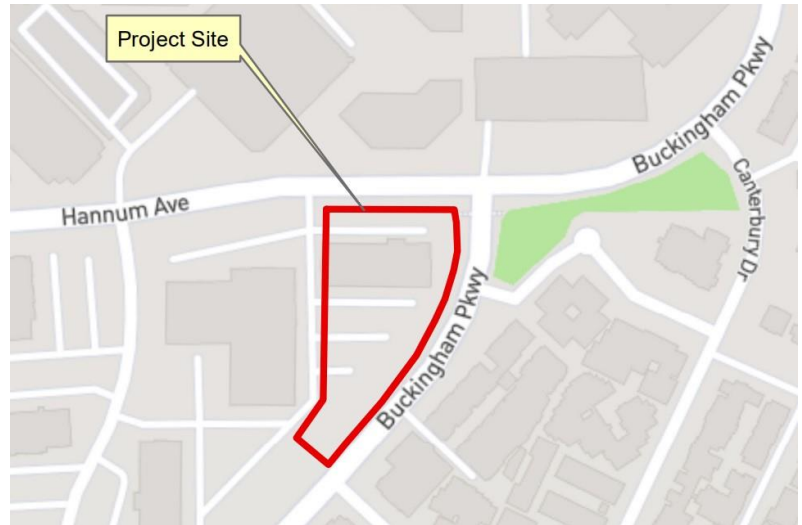
CASE NO: Comprehensive Plan, Density and Other Bonus Incentives, Zoning Code Map Amendment, General Plan Map Amendment, Environmental Impact Report, P2023-0218-CP; -DOBI; -ZCMA; -GPMA; -EIR; State Clearinghouse No. 2023080709

WHERE: REGULAR MEETING – Attend In-Person or virtually via Webex
City Hall – Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, CA 90232
Virtual attendance is offered as a courtesy. Technical difficulties shall not require meeting postponement.

WHEN: Monday, August 12, 2024 at 7 PM.

WHY: The purpose of the City Council Public Hearing is for the City Council to review and decide on whether to approve the Project and certify an associated Final Environmental Impact Report (Final EIR) after the Planning Commission recommended the City Council approve the Project at its July 10, 2024 meeting. All members of the public are welcome to attend and participate in the public hearing.

CEQA: Pursuant to the California Environmental Quality Act (CEQA), the City of Culver City as Lead Agency, prepared an Environmental Impact Report (EIR) for the proposed Project to assess potential environmental impacts. An EIR is comprised of 2 parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to CEQA provisions, for a 47-day public review period from April 4, 2024 to May 20, 2024. A Final EIR, released on June 19, 2024, includes responses to comments received during the public review period. A copy of the Final EIR as well as other documents concerning the Project are available online at <https://www.culvercity.org/Active-Projects/5700-Hannum-Ave-Proposed-Project>, at the Planning Counter in City Hall, and the Culver City Julian Dixon Library. Based on the analyses contained in the Final EIR, implementation of the Project would result in one significant impact that cannot be mitigated should construction begin at 7:00 AM if an Extended Hours Request is not granted by the City Council. A Statement of Overriding Considerations will be prepared.



The City Council Agenda and project staff report will be available for viewing, including the Final EIR, at <https://culver-city.legistar.com/Calendar>, at City Hall and online no later than 72 hours prior to the meeting date and time. Submit comments **BEFORE 3 PM on Monday, August 12, 2024**, by LETTER to Culver City Current Planning Division, ATTN: Jose Mendivil, 9770 Culver Boulevard, 2nd Floor, Culver City, CA 90232, FAX at 310-253-5721, E-MAIL to jose.mendivil@culvercity.org, or PHONE at 310-253-5757. City Hall Hours are Monday through Friday, 7:30 AM to 5:30 PM, and closed every other Friday (Closed July 26th and August 9th). The Project file including the plans and Final EIR are currently available to view by contacting the case planner. Written comments or questions on the Final EIR should be labeled with "Subject: 5700 Hannum Mixed Use Comprehensive Plan Final EIR"

INSTRUCTIONS FOR MEETING PARTICIPATION: **The public may attend this meeting in person or via video conference**

How to Submit a Written Public Comment Prior to a Meeting: Once the agenda is published: Go to <https://culver-city.legistar.com/Calendar>. Find the active eComment link to the right of the agenda date, then add your comment to the agenda item you choose. Watch a video tutorial on how to make an eComment at: <https://www.youtube.com/watch?v=ckjtduK9B9s>.

How to Watch the Meeting: In person, via Webex: <https://www.culvercity.org/City-Hall/Meetings-Agendas>, on the City's website: <https://culver-city.legistar.com/Calendar>, YouTube channel: <https://www.youtube.com/cityofculvercitygov>, or cable channel: <https://www.culvercity.org/Services/Neighborhood-Services/City-Cable-Channel>.

If Attending the Meeting via WebEx: Once the meeting has started, find the meeting link under "Attend a Meeting Remotely" on www.culvercity.org/agendas. Registration is no longer required.

Process for Public Comments for those attending In-Person and Via Webex: Find the meeting link under "Request to speak at a Meeting" on www.culvercity.org/agendas. Complete and submit the online form. Indicate if you are attending in-person or online and select all the items on which you wish to make a verbal comment. A QR code to the online form will be provided on site for in-person attendees. Verbal public comments are taken at the time the particular agenda item is considered. Requests to speak must be submitted before the start of the public comment period for each agenda item or will not be considered. You will need to attend the meeting via Webex in order to be called to speak. Whenever reasonable, speakers will be called in chronological order based on when they registered to speak. Each speaker may address the members of the body for up to three minutes.