



PLANNING AND DEVELOPMENT  
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710  
www.culvercity.org

### NOTICE OF EXEMPTION

August 1, 2024

Los Angeles County Clerk  
Attention: Environmental Filing/Registration  
12400 Imperial Highway, Suite 2001  
Norwalk, CA 90650

Governor's Office of Planning and  
Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

---

---

**PROJECT:**

Title and Case No.: P2024-0091-ASPR

Address/Location: 8432 Steller Drive

Project Description: Conversion of an existing 23,445 square foot industrial building to creative office with a 5,748 square foot addition.

---

---

**APPLICANT:** Erik Danielson, Redcar Properties, Ltd.

---

---

**CULVER CITY APPROVAL ACTION:**

1. The Planning and Development Director on July 11, 2024, approved the Administrative Site Plan Review for the subject property. The Planning and Development Director, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:

Type of Exemption: Categorical Exemption  
CEQA Section: 15301  
Class: 1; Existing Facilities

2. Reason why project is Exempt (brief): The project is an addition to an existing structure that will not result in an increase of more than 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project is not located in an environmentally sensitive area.

---

William Kavadas, Assistant Planner