

## 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

<b>SCH #</b>
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**Project Title:** 5757 Uplander Project

Lead Agency: City of Culver City Contact Person: Peer Chacko  
 Mailing Address: 9770 Culver Boulevard Phone: (310) 253-5755  
 City: Culver City Zip: 90232 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Culver City  
 Cross Streets: Hannum Avenue/ Bristol Parkway Zip Code: 90230

Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 9.93 " N / 118 ° 23 ' 6.88 " W Total Acres: 8.34

Assessor's Parcel No.: 4134-005-021, 4134-005-004, 4134-005-003 and 4134-005-002 Section: 19 Twp.: T02S Range: R14W Base: San Bernardino

Within 2 Miles: State Hwy #: I-405, SR-90 Waterways: Ballona Creek

Airports: N/A Railways: N/A Schools: Montessori Academy of Culver City, Culver City HS, Culver City MS, Wright MS, Young Minds Learning Academy, West Port Heights ES, Frank D. Parent ES, La Tijera ES, Cowan Avenue 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.)  Other: Comprehensive Plan  
 Density Bonus, Extended Construction Hours

**Development Type:**

Residential: Units 1,077 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 5,772 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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Present Land Use: Business Park/surface parking; General Plan Designation: Mixed Use High; Zoning: Mixed Use High (MU-HD)

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

See attached page

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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"/> 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"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<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 Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & 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 Mtns. 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"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> 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"/> Native American Heritage Commission	

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

Starting Date December 9, 2024 Ending Date January 23, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>B9 Sequoia Culver City Owner LP. C/o Spencer B. Kallick</u>
Address: <u>633 W. Fifth Street, Suite 830</u>	Address: <u>1901 Avenue of the Stars, Unit 1800</u>
City/State/Zip: <u>Los Angeles, CA 90071</u>	City/State/Zip: <u>Los Angeles, CA 90067</u>
Contact: <u>Mike Harden</u>	Phone: <u>(951) 756-5814</u>
Phone: <u>(949) 870-1510</u>	

Signature of Lead Agency Representative:  Date: December 9, 2024

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

**Project Description:** The Project would develop three new seven-story mid-rise buildings with a maximum height of 88.5 feet. The three buildings, referred to herein as Buildings 1, 2 and 3, would generally be situated in the northern, central and southern portions of the Project Site, respectively. Building 1 would contain a small ground level approximately 5,772 square foot retail space fronting Hannum Avenue and 382 residential units. Buildings 2 and 3 would include 349 and 346 units, respectively, with no retail use. Overall, the Project's proposed uses include 5,772 square feet of retail space and 1,077 residential units. At this density, there would be 129.14 units per acre. The Project is proposing to include 78 Very-Low Income affordable housing units to allow an additional 243 density bonus units to be developed as part of the Project, which are included within the Project's 1,077 total units. Each of the three buildings would have their own dedicated parking areas that would be located within a combination of subterranean (up to two levels) and podium parking levels. Overall, the Project would include a total of 1,382 vehicular parking spaces (1,362 residential and 20 commercial). Requested entitlements would include: Zone Change Map Amendment to change zoning from Mixed-Use High (MU-HD) to Planned Development (PD); General Plan Amendment related to various General Plan policies and standards in effect as of February 2, 2024 when the Project's preliminary application was submitted; Comprehensive Plan to develop standards for the new PD Zone District; Density and Other Bonus Incentives (DOBI) to allow increased density with affordable units incorporated into the Project as well as a height incentive; approval for Extended Hours of Construction per CCMC Section 9.07.035.C.1; and a Vesting Tentative Parcel Map and Final Map to consolidate the existing four Project Site parcels and subsequently divide the Project Site into three parcels, each to contain one of the three Project buildings.