

MICHAEL ALLEN

Current Planning Manager

Culver CITY

CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

FAX (310) 253-5721

NOTICE OF COMPLETION AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 2020090329 AND NOTICE OF PUBLIC MEETING

11111 JEFFERSON BOULEVARD 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 11111 Jefferson Boulevard 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: 11111 Jefferson Boulevard Mixed-Use Project
APPLICANT/OWNER: Jefferson Park LLC
PROJECT ADDRESS: 11111 Jefferson Boulevard, Culver City, CA 90230

PROJECT LOCATION: The Project Site is bounded by Jefferson Boulevard to the east, Machado Road to the north and Sepulveda Boulevard to the west. Generally, the Project Site is located at 11111 Jefferson Boulevard, Culver City, California, 90230. See attached figure.

PROJECT DESCRIPTION: The 3.43-acre (149,553 square feet [sf]) Project Site is currently developed with three single-story commercial buildings, surface parking, a parking lot that serves the proximate Exceptional Children's Foundation (ECF), and landscaping. The Project would construct up to 230 residential dwelling units, 19 of which would be affordable to very low income households, for a total of up to 244,609 sf of residential area including the residential lobby and amenity room; up to 55,050 sf of ground floor retail area, including a 38,600 sf market, 10,600 sf of restaurants, 3,900 sf of retail, and a 1,950 sf gym/studio fitness center; and up to 11,450 sf of second floor office uses within a five story building. The building would be constructed atop one level of subterranean vehicular parking, with parking also provided on the first and second floor of the building. There would be a total of 653 parking stalls (308 stalls for residential, 311 stalls for commercial, and 34 spaces for an off-site use, the ECF). Vehicular access to the Project Site would be provided from three driveways: one on Sepulveda Boulevard at Janisann Avenue and two on Machado Road. The driveway on Sepulveda Boulevard and the east driveway on Machado Road (closer to Jefferson Boulevard) would serve retail, market, and office uses. The west driveway on Machado Road opposite Heritage Place would provide access for resident and resident guest parking, and for ECF parking all located below grade. A proposed traffic signal is also proposed at the intersection of Janisann Avenue and Sepulveda Boulevard. The Project includes private and publicly accessible open space, including: a public park at the corner of Machado Road and Sepulveda Boulevard, a public paseo area with an interior courtyard adjacent to the ground floor retail uses at the intersection of Sepulveda Boulevard and Jefferson Boulevard, and an open air courtyard at the third level of the development to serve the residential units. Project construction would occur in one phase and is anticipated to commence as early as the second quarter of 2022 and be completed by the third quarter of 2024 for a total of approximately 26 months.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR analyzed potential effects associated with Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, and Tribal Cultural Resources. Based on the analyses contained in the Draft EIR, Project impacts on the environment associated with these issues were found to be less than significant, or less than significant with incorporation of mitigation measures. The Project would not result in any significant and unavoidable impacts.

COMMENT PERIOD: The public review period for the Draft EIR begins on **May 6, 2021** and ends on **June 21, 2021**. Written comments should be received by the City on or before **June 21, 2021**. Written comments should be labeled with "Subject: 11111 Jefferson Boulevard Mixed-Use Project Draft EIR" and be directed via email to michael.allen@culvercity.org or by mail to;

Michael Allen, Current Planning Manager
City of Culver City Current Planning Division
9770 Culver Boulevard, Culver City, CA 90232

The Draft EIR can be viewed or downloaded at the Culver City Current Planning Division website (<https://www.culvercity.org/City-Projects/G-Planning-Projects>), or City Hall at the Current Planning Division counter, and the Culver City Julian Dixon Library.

COMMUNITY MEETING/PUBLIC MEETING: A virtual Community Meeting focused on the Project, and a Public Meeting focused on the Draft EIR, will be held on **May 25, 2021**. In accordance with the City of Culver City Community Meeting Guidelines, the purpose of the 3rd Official Community Meeting is for the Applicant to present the Project, solicit the community's comments on the Project, and receive feedback on the Project. Following the Community Meeting, 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. Register for the virtual meeting by visiting: <http://bit.ly/11111JeffersonBlvdMeeting>. This will provide you with a confirmation and join link, as well as call-in numbers. City staff, the Project Applicant and team, and the EIR consultants will be available during these meetings, with the Community Meeting being held first, followed by the Public Meeting on the Draft EIR. The meetings will be open to the public and all stakeholders. Each meeting will each begin with a presentation. Questions for City staff and the Project Applicant regarding the Project may be submitted via email in advance of the meeting to michael.allen@culvercity.org; however, there will also be opportunities for verbal questions taken during the Community Meeting. 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 Community Meeting on the Project will begin at 6:00 P.M. and end at approximately 7:00 P.M. and will be followed by the Public Meeting on the Draft EIR at approximately 7:00 P.M. to 8:00 P.M.

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 A.M. – 5:30 P.M., Monday through Friday, except alternate Fridays. Please telephone in advance to assure staff availability at (310) 253-5710.

PUBLIC HEARINGS: The Culver City Planning Commission and City Council will hold a public hearing to take action on the proposed 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 and extended 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.


Michael Allen, Current Planning Manager

Date 5/31/2021



SOURCE: Mapbox, 2019.

11111 Jefferson Boulevard Mixed-Use Project

Regional and Site Location Map



This page intentionally left blank

11111 Jefferson Boulevard Community Meeting/Public Meeting on the Draft EIR

Virtual Meeting Instructions

A virtual Community Meeting/Public Meeting on the Draft EIR will be held on the proposed Project and the results of the Draft EIR on **Tuesday, May 25, 2021**. In accordance with the City of Culver City Community Meeting Guidelines, the purpose of the 3rd Official Community Meeting is for the Applicant to present the Project, solicit the community's comments on the Project, and receive feedback on the Project. Following the Community Meeting, 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 meetings will be held in an online format using Zoom to share information regarding the Project and the environmental review process. City staff, the Project Applicant and team, and the EIR consultants will be available during these meetings. The meetings will be open to the public and all stakeholders. Each meeting will begin with a presentation. The Community Meeting presentation will be followed by a question and answer session. Verbal and written comments taken during the Public meeting on the Draft EIR will be responded to as part of the Final EIR. Questions for City staff and the Project Applicant regarding the Project may be submitted via email in advance of the Community Meeting to michael.allen@culvercity.org however there will also be opportunities for verbal questions during the Community Meeting. 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. Comments on the Draft EIR should be submitted via email to michael.allen@culvercity.org and should be labeled with "Subject: 11111 Jefferson Boulevard Mixed-Use Project Draft EIR" and be directed via email to michael.allen@culvercity.org or by mail to the address provided above.

The Community Meeting will be from 6:00–7:00 P.M. and will be followed by the Public Meeting on the Draft EIR between approximately 7:00–8:00 P.M.

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 by visiting: <http://bit.ly/11111JeffersonBlvdMeeting>. This will provide you with a confirmation and join link as well as call-in numbers.

Joining the Community Meeting/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 <https://zoom.us/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:** Phone number to be provided after registration at <http://bit.ly/11111JeffersonBlvdMeeting>.

- **Webinar ID:** Webinar ID to be provided after registration at <http://bit.ly/11111JeffersonBlvdMeeting>.
- **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:

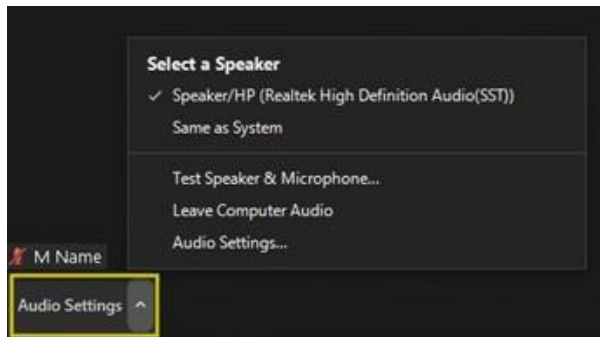
1. Mouse over the bottom of the **Zoom** application and locate the **hand icon**.
2. Select the **hand icon** to virtually raise your hand or **dial *9** if you are joining by phone.
3. A moderator will call your name and unmute you to speak.

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.

During the virtual meetings there will be support on hand to assist in a technical issues that may arise. To contact support during the meetings you can utilize the chat function and message to the support team where someone will contact you separately to resolve the issue.

