

Appendix B  
**Draft EIR Public Meeting Materials**



# PUBLIC MEETING ON THE DRAFT EIR

11111 Jefferson Boulevard Mixed-Use Project

May 25, 2021

7:00 p.m. – 8:00 p.m.



## Draft EIR Meeting Objectives

- Provide information about the 11111 Jefferson Boulevard Mixed-Use Project
- Provide information on the CEQA process
- Identify the environmental topics evaluated in the Draft EIR
- Summarize impact findings provided in the Draft EIR
- Provide instructions on how to submit comments on the Draft EIR

*All written comments received on the Draft EIR will be responded to in writing in the Final EIR.*



### Existing Conditions

- Project Site is made up of 4 parcels from north to south
- Off-site parking for the Exceptional Children’s Foundation (ECF) School
- United States Post Office
- Coco’s Bakery Casual Restaurant
- Valvoline Instant Oil Change
- Surface parking lots serving all uses on-site



### Conceptual Site Plan

- 230 residential dwelling units
- 66,500 sf of commercial space (market, restaurant, retail, office, gym/studio fitness center)
- 28,800 sf of publicly accessible open space
- Proposed new signal at Janissan Avenue and Sepulveda Boulevard
- Proposed relocation of two bus stops on Sepulveda Boulevard
- 653 vehicular parking spaces
- 71 long- and 26 short-term bicycle spaces



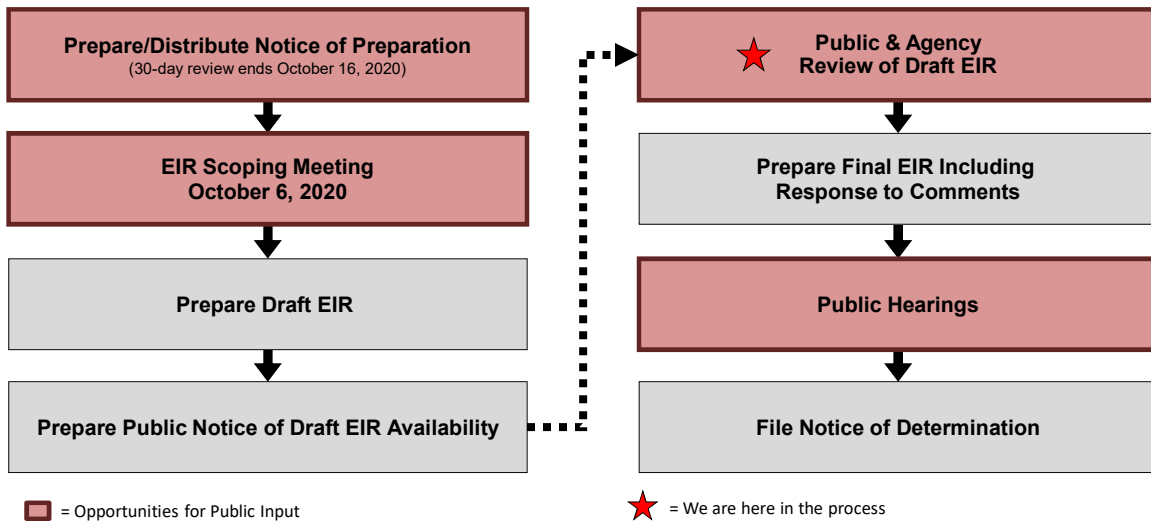
## California Environmental Quality Act (CEQA)

### Purpose of CEQA Review:

- To inform decision-makers and the public of a project's potential environmental effects
- Increases public understanding of and participation in environmental review process
- Discloses potential impacts on the environment
- Identifies ways to avoid or reduce potential environmental impacts through mitigation measures or alternatives



## The EIR Process



### Topics Analyzed in the Draft EIR

- Air Quality
- Cultural Resources  
(Historic and Archaeological Resources)
- Energy
- Geology and Soils  
(Paleontological Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services  
(Fire and Police Protection)
- Transportation
- Tribal Cultural Resources



### Topics Not Evaluated in the Draft EIR

#### Topics Found to have no impacts or less than significant impacts in Initial Study

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Geology and Soils  
(excluding Paleontological Resources)
- Hydrology and Water Quality
- Mineral Resources
- Public Services  
(Schools, Parks)
- Recreation
- Utilities and Service Systems  
(Wastewater, Water Supply, Solid Waste, Telecommunications)
- Wildfire



### Draft EIR Topics with Less than Significant Impacts

- Air Quality (Operation)
- Cultural Resources – Historical Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise (Operation)
- Population and Housing
- Public Services  
(Fire and Police Protection)
- Tribal Cultural Resources



### Draft EIR Topics with Significant Impacts Requiring Mitigation Measures

**After implementation of Mitigation Measures, impacts for these topics were reduced to less than significant levels:**

- Air Quality (Construction)
- Cultural Resources –  
Archaeological Resources
- Geology and Soils –  
Paleontological Resources
- Noise (Construction)
- Transportation (VMT)



## Draft EIR Availability

The Draft EIR is currently available at the following locations:

- Online at: <https://www.culvercity.org/City-Projects/G-Planning-Projects>
- In-person at: Culver City Current Planning Division counter

Current Planning Division Office, City Hall, Second Floor  
9770 Culver Boulevard  
Culver City, CA 90232-0507

Business hours are 7:30 A.M. – 5:30 P.M., Monday through Friday, except alternate Fridays

Telephone in advance to assure staff availability at (310) 253-5710

- In-person at: Culver City Julian Dixon Library

4975 Overland Avenue  
Culver City, CA 90230

Business hours are 11 A.M. – 6 P.M., Monday, Wednesday through Friday. 11 A.M. – 8 P.M., Tuesday



## Submittal of Public Comments on the Draft EIR



### Due date for public comments on the Draft EIR:

5:30 p.m. on Monday, June 21, 2021



### Please direct public comments on the Draft EIR to:

Michael Allen, Current Planning Manager  
City of Culver City Planning Division  
9770 Culver Boulevard  
Culver City, California 90230

Email: [Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)

Phone: (310) 253-5727



### Reference:

11111 Jefferson Boulevard  
Mixed-Use Project Draft EIR



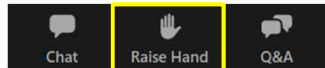


## Questions & Answers Session

### Oral Comments:



- Zoom**
- Mouse over the bottom of the Zoom window
  - Click "Raise Hand" button
  - Wait until moderator calls your name and unmutes you



- By Phone**
- Dial \*9 to raise your hand

**NOTE:** There will be a one minute time limit for oral comments. After you have had your turn to speak, your hand will be lowered and you will be placed back on mute.



**Culver CITY**  
PLANNING DIVISION



### Draft EIR Questions:

Email: [Michael.Allen@culvercity.org](mailto:Michael.Allen@culvercity.org)  
Phone: (310) 253-5727



### Due date for Public Comments on the Draft EIR:

Monday, June 21, 2021 by 5:30pm



### Project Questions:

Email: [11111Jefferson@3MRCapital.com](mailto:11111Jefferson@3MRCapital.com)  
Phone: (504) 437-1409