

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



## **Proposed Mixed Use Development at 5700 Hannum Avenue**

The Planning Commission 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, two-story office building and surface parking. The proposed development includes a new 6-story (up to 78-feet in height) mixed-use building with two 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 mixed-use building is constructed on top of two 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 two 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

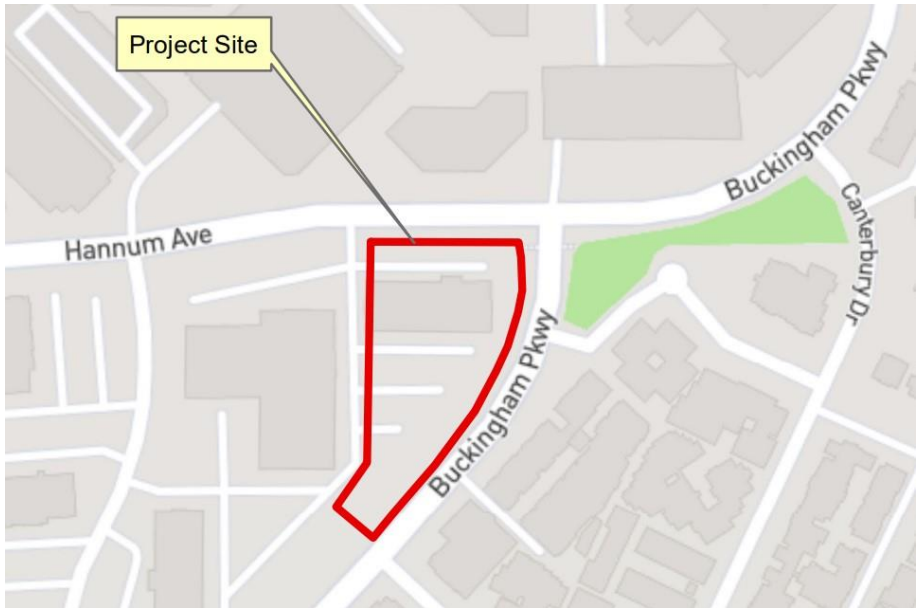
**CASE NO:** Comprehensive Plan, Density and Other Bonus Incentives, Zoning Code Map Amendment, General Plan Map Amendment, Environmental Impact Report, P2023-0218-CP; -DOBI; -ZCMA; -GPMA; -EIR; State Clearinghouse No. 2023080709

**WHERE: REGULAR MEETING – Attend In-Person or virtually via Webex**  
**City Hall – Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, CA 90232**

**WHEN: Wednesday, July 10, 2024 at 7 PM.**

**WHY:** The purpose of the Planning Commission Public Hearing is for the Planning Commission to review and make recommendations to the City Council regarding approval of the Project and certification of an associated Final Environmental Impact Report (Final EIR). 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 two 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 [5700 Hannum Ave - Comprehensive Plan \(CP\) & Final EIR](#), 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 significant impacts that cannot be mitigated. A Statement of Overriding Considerations will be prepared.



[The Planning Commission Agenda and Project staff report will be available for viewing](#) including the Final EIR, at City Hall and online no later than 72 hours prior to the meeting date and time. Submit comments **BEFORE 3 PM on Wednesday, July 10, 2024**, by LETTER to Culver City Current Planning Division, ATTN: Jose Mendivil, 9770 Culver Boulevard, 2<sup>nd</sup> Floor, Culver City, CA 90232, FAX at (310) 253-5721, E-MAIL to [jose.mendivil@culvercity.org](mailto: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 June 28<sup>th</sup> and July 4<sup>th</sup>). 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: [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](#)

**How to Watch the Meeting:** In person, [via Webex](#), on the [City's website](#), [YouTube channel](#), or [cable channel](#).

**If Attending the Meeting via WebEx:** [Register to Attend on WebEx](#), after which you will receive an email with directions and a link to join the meeting, once it has begun. [Watch a video tutorial on how to register on WebEx](#)

**Process for Public Comments for those attending In-Person and Via Webex:** We encourage everyone who wishes to speak to [Register to Attend on Webex](#), after which you will receive an email with directions and a link to join the meeting, to be used if you choose to attend virtually. Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. In-person attendees may also register to speak upon arrival. Speakers will be called in chronological order, based on when they registered to attend/speak. Requests to speak that are received after the start of the public comment period for that agenda item will not be considered. If an internet connection is not available, or you think you may have other issues joining the meeting, please call 310.253.5851 in advance for assistance.