



# Culver CITY

(310) 253-5710  
FAX (310) 253-5721

## CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

### NOTICE OF EXEMPTION

02/10/2022

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.: Creative Office Building  
Site Plan Review, P2021-0218 – SPR  
Address/Location: 9925 Jefferson Boulevard, Culver City, CA 90232  
Project Description: Site Plan Review to allow construction of a 3-story, 51,178 square foot creative office building in the front of the property and a 70,739 square foot, 4-level parking structure in the rear of the of the property.

APPLICANT: John M. Bowman/Elkins Kalt (Applicant)/HQ Development, LLC (Property Owner)

#### CULVER CITY APPROVAL ACTION:

1. The Culver City Planning Commission on **02/09/2022**, approved the Project as described above. The decision-making body, 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: 15332  
Class: 32 – In-Fill Developments

2. Reason why project is Exempt (brief): The proposed project is consistent with the Light Industrial General Plan Land Use designation, the DFD for the Jefferson Blvd Industrial Area, and the IG Zoning standards. The Project Site is on a 2.01 acre site surrounded by urban uses that is substantially urban in character, developed with buildings and surface parking, and has no value as habitat for endangered, rare, or threatened species. The proposed Project will not result in any significant effects relating to traffic, noise, air quality, or water quality because it is within the anticipated development threshold for this area. Project specific studies did not identify significant impacts and required utilities and public services can be provided as determined by City departments during the internal Project review.

THIS NOTICE WAS POSTED

ON February 16 2022

UNTIL March 18 2022

REGISTRAR – RECORDER/COUNTY CLERK

Jose Mendivil, Associate Planner

2022 038748



FILED  
Feb 16 2022

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CARINA CHEN