



PLANNING DIVISION

CITY OF CULVER CITY

9770 CULVER BLVD., CULVER CITY, CALIFORNIA 90232-0507

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

NOTICE OF AVAILABILITY & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA) that evaluates the potential environmental impacts of the proposed project identified below. The IS/MND indicates that the proposed project would not result in significant environmental impacts with incorporation of the prescribed mitigation measures.

PROJECT TITLE: Ivy Station Transit Oriented Mixed Use Development **APPLICANT:** Culver Station, LLC

CITY OF CULVER CITY CASE NOS: P2015-0141-CP-Comprehensive Plan; P2015-0141-HTEX–Height Exception; P2015-0141-TTM–Tentative Tract Map

CITY OF LOS ANGELES CASE NOS: CPC-2015-4478-GPA-ZC-HD-CU-CUB-ZAD-SPR; VTTM 73977

PROJECT LOCATION: A 5.53-acre triangular-shaped property located south of the intersection at Venice Blvd., and National Blvd., with portions of the site located in the City of Culver City and the City of Los Angeles. The project site is bounded by Venice Blvd., to the northwest; National Blvd., to the northeast, Washington Blvd., to the southeast, and the Metro right-of-way and Metro Station to the south. (8824 National Blvd., Culver City CA 90232)

PROJECT DESCRIPTION: The project would include a stand-alone 5-story (~72 feet tall) Office Building with retail and restaurant uses on Level 1 (Ground Level) and office uses on Levels 1 to 5. In addition, two interconnected 5 to 6-story buildings atop a single-level podium are proposed that would include a 200-unit Residential Building (up to ~79 feet tall) and a 148-room Hotel Building (up to ~77 feet tall), both of which would have retail and restaurant uses on the Ground Level. The three buildings would be built over a 3-level subterranean parking structure. The buildings would be connected through a series of landscaped courtyards and open spaces at both the pedestrian and podium levels. Overall, the project would provide a total of 148 hotel rooms, 200 residential units, approximately 185,000 square feet of office use, 36,200 square feet of retail use, and 16,100 square feet of restaurant use. Only the Office Building has uses in both jurisdictions, with the Residential/Hotel Buildings being located entirely within Culver City.

COMMENT PERIOD: The review period of the proposed IS/MND begins on **December 21, 2015 and ends on January 19, 2016**. Written comments should be received on or before **January 19, 2016 at 4:00pm**. Written comments should refer to the project by name and be emailed to susan.yun@culvercity.org or addressed to:

Susan Yun, Senior Planner, City of Culver City Planning Division
9770 Culver Blvd, Culver City, CA 90232
(310) 253-5755 (Tel); (310) 253-5721 (Fax)

Copies of the IS/MND can be reviewed in the Planning Division Office, City Hall, Second Floor, 9770 Culver Blvd., Culver City, CA 90232-0507 (handicapped accessible location) or on the City's website at www.culvercity.org. City Hall business hours are 7:30am – 5:30 pm, Monday through Friday, except alternative Fridays. Please telephone in advance to assure staff availability at (310) 253-5710.

PUBLIC HEARING: The Culver City Planning Commission and City Council will hold a public hearing to take action on the proposed project and the environmental finding on a later date. A separate public hearing notice will be sent to property owners and occupants within a 1000'-foot radius of the Culver City's transit oriented development area.

The City of Los Angeles required entitlements for the proposed project including, but not limited to: General Plan Amendments, Height District Change, Vesting Tentative Tract Map, and Conditional Use Permits, will be heard and considered at a later date. A separate hearing notice from the City of Los Angeles will be sent to property owners and occupants within a 500-foot radius of the project site. The City of Los Angeles, as a responsible agency, will consider this IS/MND and will certify that it has reviewed and considered the information contained in this IS/MND prior to making any decisions on the proposed project pursuant to 14 Cal Code Regs 15050(b).