

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 (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: 11469 Jefferson Boulevard Project

APPLICANT/OWNER: Jefferson Boulevard Associates, LLC c/o Sandstone Properties, Inc.

PROJECT ADDRESS: 11469 Jefferson Boulevard, Culver City, CA 90230

DUE DATE FOR PUBLIC COMMENTS ON THE IS/MND: 5:30 P.M. on Wednesday, February 11, 2021

PROJECT LOCATION: The Project Site is bounded by the intersection at Jefferson Boulevard and Slauson Avenue with commercial uses directly north of the Project Site and a public alley adjacent to the western Project boundary with residential uses just beyond the alley. See attached figure.

PROJECT DESCRIPTION: The Project would redevelop a 33,813 square foot (SF) (0.78-acre) property located in the northwest corner of the intersection at Jefferson Boulevard and Slauson Avenue. The existing single-story commercial (retail/restaurant) building and associated asphalt-paved surface parking lot would be removed as part of the Project. The Project includes the development of a new, five-story, 175-room boutique hotel building with food and beverage amenities and a two level, below-grade parking garage. A pool and roof top bar would be located on the fifth floor. The 111,000 SF building would be up to 56 feet in height (with the elevator shaft reaching 69 feet and 6 inches in height) and surrounded by landscaped areas located on site and within the public right of way. Parking for the proposed uses would be provided on site within a subterranean parking structure that would accommodate a minimum of 138 parking spaces.

COMMENT PERIOD: The Current Planning Division welcomes and will consider all comments regarding the potential environmental impacts of the Project as addressed in the IS/MND. The 21-day review period of the proposed IS/MND begins on **Thursday, January 21, 2021 and ends on Wednesday, February 11, 2021**. Written comments should be received on or before **February 11, 2021 at 5:30 P.M.** Written comments should refer to the Project by name and be emailed to Lisa.Edwards@culvercity.org or addressed to:

Lisa Edwards, Contract Planner
City of Culver City Current Planning Division
9770 Culver Boulevard, Culver City, CA 90232
Phone: (310) 253-5710

Copies of the IS/MND can be reviewed on the Culver City Planning Division website ([Planning Projects](#)) or City Hall at the Current Planning Division counter (as open per applicable COVID-19 guidelines). Copies of the documentation can be requested 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.