5700 Hannum Avenue Residential and Commercial Mixed-Use Project

Lead Agency: City of Culver City
Mailing Address: 9770 Culver Boulevard
City: Culver City
Zip: 90232
County: Los Angeles
Phone: (310) 253-5727

Project Location: County: Los Angeles
City/Nearest Community: Culver City
Zip Code: 90230

Cross Streets: Hannum Avenue/ Buckingham Parkway
Longitude/Latitude (degrees, minutes and seconds): 33° 59' 13.3" N / 118° 22' 59.2" W Total Acres: 2.23
Assessor's Parcel No.: 4134-005-015

Within 2 Miles: State Hwy #: 1-405, SR-90
Waterways: Ballona Creek
Railways: N/A
Schools: N/A

Development Type:
Residential: Units 309
Office: Sq.ft. 
Commercial: Sq.ft. 5,600
Industrial: Sq.ft. 
Educational: 
Recreational: 
Water Facilities: Type MGD

Document Type:
CEQA: NOP
NEPA: NOI
Local Action Type:
General Plan Update
General Plan Amendment
General Plan Element
Community Plan
Specific Plan
Master Plan
Planned Unit Development
Site Plan
Rezone
Prezone
Use Permit
Land Division (Subdivision, etc.)
Annexation
Redevelopment
Coastal Permit
Other: Comprehensive Plan Density Bonus

Project Issues Discussed in Document:
Aesthetic/Visual
Fiscal
Agricultural Land
Flood Plain/Flooding
Air Quality
Forest Land/Fire Hazard
Archeological/Historical
Geologic/Seismic
Biological Resources
Minerals
Coastal Zone
Noise
Drainage/Absorption
Population/Housing Balance
Economic/Jobs
Public Services/Facilities

Present Land Use/Zoning/General Plan Designation:
Present Land Use: Office/surface parking; General Plan Designation: Regional Center; Zoning: Commercial Regional Business Park
Project Description: (please use a separate page if necessary)
The Project would develop a new 6-story multi-family residential building consisting of 309 residential units (including 27 Very Low Income units) and 5,600 square feet of retail space. The Project would provide a total of 19,526 square feet of private open space and 34,630 square feet of common open space for a total of 54,156 square feet of open space. The Project would include a total building area of 362,596 square feet. The Project would provide a total of 428 vehicular parking spaces (399 residential, 5 guest, and 24 commercial) within three parking levels. The Project would also provide 11 short-term and 81 long-term bicycle parking spaces, including spaces for employees and visitors, short-term spaces, and long-term spaces in compliance with respective City codes.

Requested entitlements would include: Zone Code Map Amendment to change zoning from Commercial Regional Business Park (CRB) to Planned Development (PD); General Plan Map Amendment to change Land Use Designation from Regional Center (RC) to General Corridor; Comprehensive Plan to develop standards for the new PD Zone District; Density and Other Bonus Incentives (DOBI) to allow Increased Density with affordable units incorporated into the Project; and Approval for Extended Hours of Construction (CCMC Section 9.07.035.C.1).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.
## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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### Local Public Review Period (to be filled in by lead agency)

Starting Date: August 29, 2023
Ending Date: September 28, 2023

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### Lead Agency (Complete if applicable):

Consulting Firm: ESA
Address: 626 Wilshire Boulevard, Suite 1100
City/State/Zip: Los Angeles, CA 90017
Contact: Mike Harden
Phone: (949) 870-1510

Applicant: LPC West, Inc.
Address: 915 Wilshire Boulevard, Suite 2050
City/State/Zip: Los Angeles, CA 90017
Phone: (951) 756-5814

Signature of Lead Agency Representative: [Signature]
Date: August 28, 2023