



CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF EXEMPTION

09/22/2022

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/Case: Culver Theatre Residences Mixed-Use Development; Case Nos: P2022-0178-SPR/DOBI

Address: 9763 / 9739 Culver Blvd & 9814 / 9810 Washington Blvd, Culver City, CA 90232

Project Description: Site Plan Review (SPR); Density and Other Bonus Incentives (DOBI); and Real Property Transfer and Disposition and Development Agreement (DDA) allowing a 3 to 4 level, mixed-use project, with 2,725 SF of ground floor commercial, 34 residential units (2 Very Low-Income & 4 Workforce), in the Commercial Downtown (CD) Zone.

APPLICANT: Greg Reitz, Principal / REthink Development

CULVER CITY APPROVAL ACTION:

1. The Culver City City Council on **09/12/2022 and 09/19/2022**, approved respectively the DDA and DOBI 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 Project is Categorically Exempt pursuant to CEQA Section 15332, Class 32 – In-Fill Developments, because it is consistent with the Downtown General Plan Land Use designation, the CD Zoning standards, and State Density Law. The Project Site is on a 0.29-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 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 is provided as determined by City departments. The DDA and DOBI are within the scope of the adopted Categorical Exemption and the circumstances under which the Categorical Exemption was prepared have not significantly changed, and no new significant information has been found that would impact the Categorical Exemption. Therefore, no additional environmental analysis is required.

THIS NOTICE WAS POSTED

ON September 30 2022

UNTIL October 31 2022

REGISTRAR – RECORDER/COUNTY CLERK

2022 214233



FILED

Sep 30 2022

Jose Mendivil, Associate Planner