

NOTICE OF PLANNING COMMISSION PUBLIC HEARING



Proposed Crossings Campus Creative Office in the Culver City TOD District at 8833 National & 8771 Washington Boulevards

The Planning Commission is pleased to invite your participation in a Public Hearing concerning the following:

WHO: Culver Crossings Properties LLC (the Applicant/Property Owner)

WHAT: Consideration of a Comprehensive Plan, Extended Construction Hours Request, and Zoning Code Map Amendment, amending the official Culver City Zoning Map, as referenced, and established in Section 17.200.015, Title 17 of the Culver City Municipal Code by changing the zoning on the Project site from Industrial General (IG) and East Washington Overlay (-EW) to Planned Development (PD). The Land Use Designation of General Corridor will remain the same. The proposed Crossings Campus Comprehensive Plan and PD Zone allows for the demolition of 105,000-sf of buildings including office, storage, and retail floor area and construction of a 536,000-sf office complex with 3 subterranean parking levels and 1,216 parking spaces on a 4.46-acre site. (Case No: Comprehensive Plan, P2022-0144-CP, Zoning Map Amendment, P2022-0144-ZMA, and Environmental Impact Report, P2021-0272-EIR (State Clearinghouse (SCH) No. 2021110079)).

Project Location: 8833 National Boulevard and 8771 Washington Boulevard, City of Culver City (1.63 acres) and 8888 Venice Boulevard, City of Los Angeles (2.83 acres). The project is located within Culver City's Transit Oriented Development District near the Metro Exposition Light Rail Transit Station (See Attached Vicinity Map).

Note: The City of Los Angeles required entitlements for the proposed Project including, but not limited to: Boundary Change to Expo TNP, Amendment to Development Standards of Subarea A of CPIO and Site Plan Review, will be heard and considered at a later date. A separate hearing notice from the City of Los Angeles will be provided.

WHERE: REGULAR MEETING – Attend In-Person or virtually via Webex
City Hall – Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, CA 90232
FACE MASKS ARE HIGHLY RECOMMENDED, BUT NOT REQUIRED, IN COUNCIL CHAMBERS

WHEN: Wednesday, November 9, 2022 at 7 PM.

WHY: The purpose of the Planning Commission Public Hearing is for the Planning Commission to review and make recommendations to the City Council regarding approval of the Project and certification of an associated Final Environmental Impact Report (Final EIR). All members of the public are welcome to attend and participate in the public hearing.

CEQA: Pursuant to the California Environmental Quality Act (CEQA), the City of Culver City as Lead Agency, prepared a Draft Environmental Impact Report (Draft EIR) for the Project that was circulated for a 47-day public review and comment period ending September 6, 2022. A Final EIR has been prepared for the Project and includes responses to comments on, and corrections and additions to, the Draft EIR. A copy of the Final EIR as well as other documents concerning the Project are available online at <https://www.culvercity.org/City-Projects/G-Major-Planning-Projects> and at the Planning Counter in City Hall. Based on the analyses contained in the Draft EIR, implementation of the Project would result in significant impacts that cannot be mitigated. A Statement of Overriding Considerations will be prepared.

[The Planning Commission Agenda and Project staff report will be available for viewing](#) at City Hall and online no later than 72 hours prior to the meeting date and time. Submit comments **BEFORE 3 PM on Wednesday, November 9, 2022**, by LETTER to Culver City Current Planning Division, Attention: Jeff Anderson, 9770 Culver Boulevard, 2nd Floor, Culver City, CA 90232, FAX at (310) 253-5710, EMAIL to jeff.anderson@culvercity.org, or PHONE at (310) 253-5728. City Hall Hours are Monday through Friday, 7:30 AM to 5:30 PM, and closed every other Friday (Closed October 23, 2022 and November 4, 2022). The Project file including the plans are currently available to view by contacting the case planner.

INSTRUCTIONS FOR MEETING PARTICIPATION:

*****The public may attend this meeting in person or via video conference.*****

How to Submit a Written Public Comment Prior to a Meeting: Once the agenda is published: [Find the active eComment link to the right of the agenda date](#), then add your comment to the agenda item you choose. [Watch a video tutorial on How to make an eComment](#)

How to Watch the Meeting: In person, [via Webex](#), on the [City's website](#), [YouTube channel](#), or [cable channel](#).

If Attending the Meeting via WebEx: [Register to Attend on Webex](#), after which you will receive an email with directions and a link to join the meeting, once it has begun. [Watch a video tutorial on how to register on WebEx](#)

Process for Public Comments for those attending In-Person and Via Webex: We encourage everyone who wishes to speak to [Register to Attend on Webex](#), after which you will receive an email with directions and a link to join the meeting, to be used if you choose to attend virtually. Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. In-person attendees may also register to speak upon arrival. Speakers will be called in chronological order, based on when they registered to attend/speak. Requests to speak that are received after the start of the public comment period for that agenda item will not be considered. If an internet connection is not available, or you think you may have other issues joining the meeting, please call 310.253.5851 in advance for assistance.

[More information on the City of Culver City response to coronavirus is available online.](#)

