



(310) 253-5710

FAX (310)
253-5721

MICHAEL ALLEN

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

Current Planning Manager

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND COMMUNITY MEETING/EIR SCOPING MEETING

11111 JEFFERSON BOULEVARD MIXED-USE PROJECT

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City (City), as the Lead Agency, will be preparing an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082. This Notice of Preparation (NOP) has been prepared to describe the Project and identify the scope of environmental issues recommended to be addressed in the EIR, and to seek your comments on what environmental effects and alternatives the EIR should study. You are being notified of the City's intent, as Lead Agency, to prepare an EIR for this Project, as it is located in an area of interest to you and/or the organization or agency you represent. The EIR will be prepared by consultants under direction of the City and submitted to the Planning Division for independent review and certification.

PROJECT TITLE: 11111 Jefferson Boulevard Mixed-Use Project

APPLICANT/OWNER: Jefferson Park LLC

PROJECT ADDRESS: 11111 Jefferson Boulevard, Culver City, CA 90230

DUE DATE FOR PUBLIC COMMENTS ON THE NOP: 5:30 P.M. on Friday, October 16, 2020

COMMUNITY MEETING/EIR SCOPING MEETING: 6:00 P.M.–8:00 P.M. on Tuesday, October 6, 2020

PROJECT LOCATION: The Project Site is bounded by Jefferson Boulevard to the east, Machado Road to the north and Sepulveda Boulevard to the west in the Studio Village community. Generally located at 11111 Jefferson Boulevard, Culver City, California, 90230. See attached figure.

PROJECT DESCRIPTION: The 3.43-acre (149,553 square feet [sf]) Project Site, is located in the Studio Village neighborhood and is currently developed with three single-story commercial buildings, surface parking, a parking lot that serves the proximate Exceptional Children's Foundation (ECF), and landscaping. The Project would construct up to 230 residential dwelling units, 19 of which would be affordable to very low income households, for a total of up to 244,609 sf of residential area including the residential lobby and amenity room); up to 55,050 sf of ground floor retail area, including a 38,600 sf market, 10,600 sf of restaurants, and a 1,950 sf gym; and up to 11,450 sf of second floor office uses within a five story building. The building would be constructed atop one level of subterranean vehicular parking, with parking also provided on the first and second floor of the building. There would be a total of 653 parking stalls (308 stalls for residential, 311 stalls for commercial, and 34 spaces for an off-site use, the ECF). Vehicular access to the Project Site would be provided from three driveways: one on Sepulveda Boulevard at Janisann Avenue and two on Machado Road. The driveway on Sepulveda Boulevard and the east driveway on Machado Road (closer to Jefferson Boulevard) would serve retail, market, and office uses. The west driveway on Machado Road opposite Heritage Place would provide access for resident and resident guest parking, and for ECF parking all located below grade. The Project also includes a proposed traffic signal at the intersection of Janisann Avenue and Sepulveda Boulevard. The Project also includes private and publicly accessible open space including: a public park at the corner of Machado Road and Sepulveda Boulevard, a public paseo area with an interior courtyard adjacent to the ground floor retail uses at the intersection of Sepulveda Boulevard and Jefferson Boulevard, and an open air courtyard at the third level of the development to serve the residential units. Project construction would occur in one phase and is anticipated to commence as early as the second quarter of 2022 and be completed by the third quarter of 2024 for a total of approximately 26 months.

ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIR: The Culver City Current Planning Division has determined based on an Initial Study that an EIR will be required to analyze the environmental effects of the proposed Project. Environmental issues identified as having the potential to result in significant impacts that require further evaluation in the EIR include: Air Quality, Cultural Resources, Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services (Fire and Police Protection), Transportation, and Tribal Cultural Resources. The Initial Study is available for review on the Culver City Planning Division website (<https://www.culvercity.org/city-hall/city-government/city-departments/community-development/current-planning-division/current-projects>), or City Hall at the Current Planning Division counter, and the Culver City Julian Dixon Library.

PUBLIC COMMENT PERIOD FOR NOP: The Current Planning Division welcomes and will consider all comments regarding the potential environmental impacts of the Project and issues and alternatives to be addressed in the EIR. All comments will be considered in preparation of the EIR. The comment period for the NOP begins on **Thursday, September 17, 2020 and ends on Monday, October 19, 2020**. Written comments should be received on or before **Monday, October 19, 2020 at 5:30 P.M.** Written comments should refer to the Project by name and be addressed to:

Michael Allen, Current Planning Manager
City of Culver City Current Planning Division
9770 Culver Boulevard, Culver City, CA 90232
Phone: (310) 253-5727 Email: Michael.Allen@culvercity.org

COMMUNITY MEETING/EIR SCOPING MEETING: A virtual Community Meeting and EIR Scoping Meeting will be held on **Tuesday, October 6, 2020**. In accordance with the City of Culver City Community Meeting Guidelines, the purpose of the 2nd Official Community Meeting (rescheduled from March 12, 2020 due to COVID-19 emergency orders) is for the Applicant to present the Project, solicit the community's comments on the Project, and receive feedback on the Project prior to submitting entitlement applications to the City. In accordance with CEQA, the purpose of the EIR Scoping Meeting is for the City to solicit input and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the EIR.

The meetings will be held in an online format using Zoom to share information regarding the Project and the environmental review process. You may join, view, and participate in the meeting by using the Zoom application, by your web browser, or by phone. Register for the virtual meeting by visiting: <http://bit.ly/11111JeffersonBlvdPublicMeeting>. This will provide you with a confirmation and join link, as well as call-in numbers. City staff, environmental consultants, and Project representatives will be available during these meetings, with the Community Meeting being held first, followed by the EIR Scoping Meeting. Each meeting will each begin with a presentation and be followed by a question and answer session. The meetings will be open to the public and all stakeholders. Questions may be submitted via email in advance of the meeting at Michael.allen@culvercity.org, however there will also be opportunities for verbal questions taken at the meetings. A separate more detailed instructions page is included in this communication.

The Community Meeting will begin at 6:00 P.M. and end at approximately 7:00 P.M. and will be followed by the EIR Scoping Meeting at approximately 7:00 P.M. to 8:00 P.M.

Copies of the documentation can be reviewed online using the above link, or by requesting copies 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.

Michael Allen
Michael Allen, Planning Manager

September 17, 2020
Date



SOURCE: Mapbox, 2019.

11111 Jefferson Boulevard Mixed-Use Project

Regional and Site Location Map



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11111 Jefferson Boulevard Community Meeting/EIR Scoping Meeting

Virtual Meeting Instructions

A virtual Community Meeting/EIR Scoping Meeting will be held on the proposed Project and the scope of environmental documentation on **Tuesday, October 6, 2020**. In accordance with the City of Culver City Community Meeting Guidelines, the purpose of the 2nd Official Community Meeting (rescheduled from March 12, 2020 due to COVID-19 emergency orders) is for the Applicant to present the Project, solicit the community's comments on the Project, and receive feedback on the Project prior to submitting entitlement applications to the City. In accordance with CEQA, the purpose of the EIR Scoping Meeting is for the City to solicit input and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the EIR.

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The Community Meeting will be from 6:00–7:00 PM and will be followed by the Scoping Meeting between approximately 7:00–8:00 PM.

How to Participate

Joining, viewing and participating in the virtual meeting can be done a few different ways. Below are instructions on joining using the Zoom application, by your web browser or by phone. Instructions about providing oral comment during the meeting, as well as how to receive tech support prior to and during the virtual meeting, are also outlined.

Register for the virtual meeting through Zoom by visiting: bit.ly/11111JeffersonBlvdPublicMeeting. This will provide you with a confirmation and join link as well as call-in numbers.

Joining the Community/EIR Scoping Meeting

Zoom Application (Preferred Method)

- For the best experience we recommend downloading and installing Zoom on your computer before the meeting begins. You can download the Zoom software in advance or at the moment you join the meeting for free at <https://zoom.us/download>.

Zoom Through Web Browser

- You do NOT need to install Zoom software on your computer to participate and provide comments. When you click on the meeting link provided at registration a new browser tab or window will open (depending on your browser settings). To join the meeting, click the link near the bottom of the window that states “start from your browser”. We recommend Google Chrome, Safari or Firefox.

Join by Phone

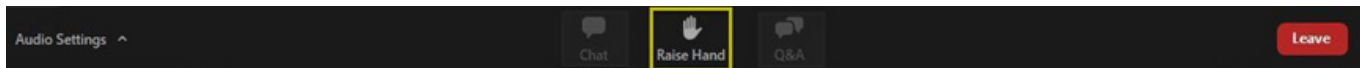
- Dial:** (877) 853-5247
- Webinar ID:** 835 7553 2747
- Phone Shortcuts:**
 - *6 to mute and unmute yourself
 - *9 to raise your hand
- Note: if you are calling into the meeting you will not be able to see the visual content presented, but you can listen and participate. Copies of the presentation will be provided on the City's website after the meetings.

Providing Oral Comments

As you enter the Zoom meeting you will be automatically put on mute. To speak during the session, you will need to virtually raise your hand and a moderator will unmute you. Here's how to raise your hand and speak during the meeting:

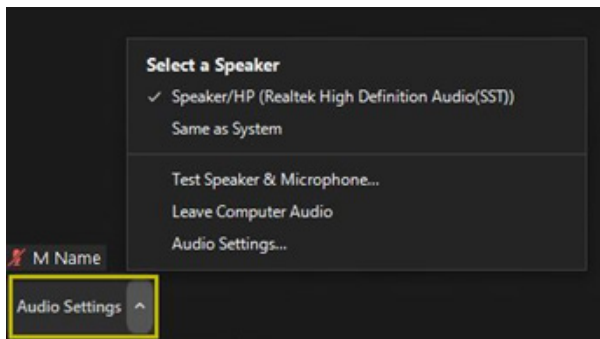
1. Mouse over the bottom of the **Zoom** application and locate the **hand icon**.
2. Select the **hand icon** to virtually raise your hand or **dial *9** if you are joining by phone.
3. A moderator will call your name and unmute you to speak.

Once you have been called on your hand will be lowered and if you would like to speak again you will need to press the **hand icon or press *9** to be placed back in the queue.



Audio Check

You are encouraged to test your audio connection prior to joining the meetings. Click the “Audio Settings” on the lower left and make sure the microphone and speaker are assigned to the correct device. You also can do your audio check while you are waiting for the meeting to start.



Tech Support

To provide a seamless experience for all users there will be tech support prior to the virtual meetings as well as during. If you are having issues before and would like assistance, please contact **meetingsupport@esassoc.com**.

During the virtual meetings there will be support on hand to assist in a technical issues that may arise. To contact support during the meetings you can utilize the chat function and message to the support team where someone will contact you separately to resolve the issue.

