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PLANNING AND DEVELOPMENT DEPT.

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

RECIRCULATED NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND EIR SCOPING MEETING

PICTURE CULVER CITY: GENERAL PLAN 2045 AND ZONING CODE UPDATE

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 Recirculated Notice of Preparation (NOP) has been prepared to describe the Picture Culver City: General Plan 2045 and Zoning Code Update (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 the 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 Advance Planning Division for independent review and certification.

PROJECT TITLE: Picture Culver City: General Plan 2045 and Zoning Code Update

APPLICANT/OWNER: City of Culver City, Advance Planning Division

PROJECT ADDRESS: City of Culver City and Sphere of Influence (SOI) (see Figure 1)

DUE DATE FOR PUBLIC COMMENTS ON THE NOP: 5:30 PM on Monday, March 18, 2024

EIR SCOPING MEETING: 6 PM on Thursday, March 7, 2024

PROJECT LOCATION: The City of Culver City is located in the southern part of Los Angeles County. The city comprises about 5 square miles (13 square kilometers) and is bounded by the City of Los Angeles to the north, west, and south and by unincorporated areas of Los Angeles County along its eastern boundary. The Planning Area for the project includes land within the City's jurisdictional boundaries and its SOI (see Figure 1). The Planning Area covers about 3,910 acres, of which about 3,280 acres (84 percent) is within city limits and about 630 acres (16 percent) is in unincorporated Los Angeles County adjacent to the city.

PROJECT DESCRIPTION: An NOP was previously circulated for the preparation of the EIR for the General Plan Update. However, in order to maintain compliance with the recently adopted 2021-2029 Housing Element and to comply with state law, Culver City is expanding the scope of this project to include a Zoning Code Update, which implements the Housing Element and proposed General Plan Update.

The City of Culver City is comprehensively updating its general plan to respond to the changing needs and conditions of the city and region and to reflect new state laws. The General Plan 2045 consists of the following 13 elements; Land Use and Community Design; Mobility; Housing; Noise; Conservation; Safety; Community Health and Environmental Justice; Governance and Leadership; Arts, Culture, and Creative Economy; Economic Development; Parks, Recreation, and Public Facilities; Greenhouse Gas Reduction; and Infrastructure.

Culver City is also updating its zoning code to implement the land use patterns and development framework defined in the General Plan and Housing Element Updates. Changes include revisions to existing zoning districts, new zoning districts and development standards, updated uses to be permitted in each district, and an updated zoning map consistent with the General Plan land use designations. The Zoning Code Update will also update the processes and procedures to be consistent with the General Plan and Housing Element Updates and recent changes to state law.

ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIR: The Culver City Advance Planning Division has determined that an EIR will be required to analyze the project's environmental effects. Environmental

issues identified as having the potential to result in significant impacts that require further evaluation in the EIR include: Aesthetics, Air Quality (all but odors), Biological Resources, Cultural Resources (historical and archaeological resources), Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

PUBLIC COMMENT PERIOD FOR NOP: The Advance 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, February 15, 2024 and ends on Monday, March 18, 2024**. Written comments should be received on or before **Monday, March 18, 2024 at 5:30 PM**. Written comments should refer to the Picture Culver City: General Plan 2045 and Zoning Code Update and be addressed to:

Troy Evangelho, Advance Planning Manager
City of Culver City Advance Planning Division
9770 Culver Boulevard, Culver City, CA 90232
Phone: (310) 253-5740 E-mail: advance.planning@culvercity.org

EIR SCOPING MEETING: A virtual EIR Scoping Meeting will be held on **Thursday, March 7, 2024**. 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 meeting 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: <https://bit.ly/CulverCityGPEIR>. This will provide you with a confirmation, join link, and call-in numbers. You can join the meeting by phone at (888) 788-0099 with the webinar ID: 827 4151 4127. City staff and environmental consultants will be available during this meeting. The meeting will begin with a presentation and be followed by a public comment session. The meeting will be open to the public and all stakeholders. Comments may be submitted via e-mail before the meeting at advance.planning@culvercity.org.

The EIR Scoping Meeting will begin at 6 PM

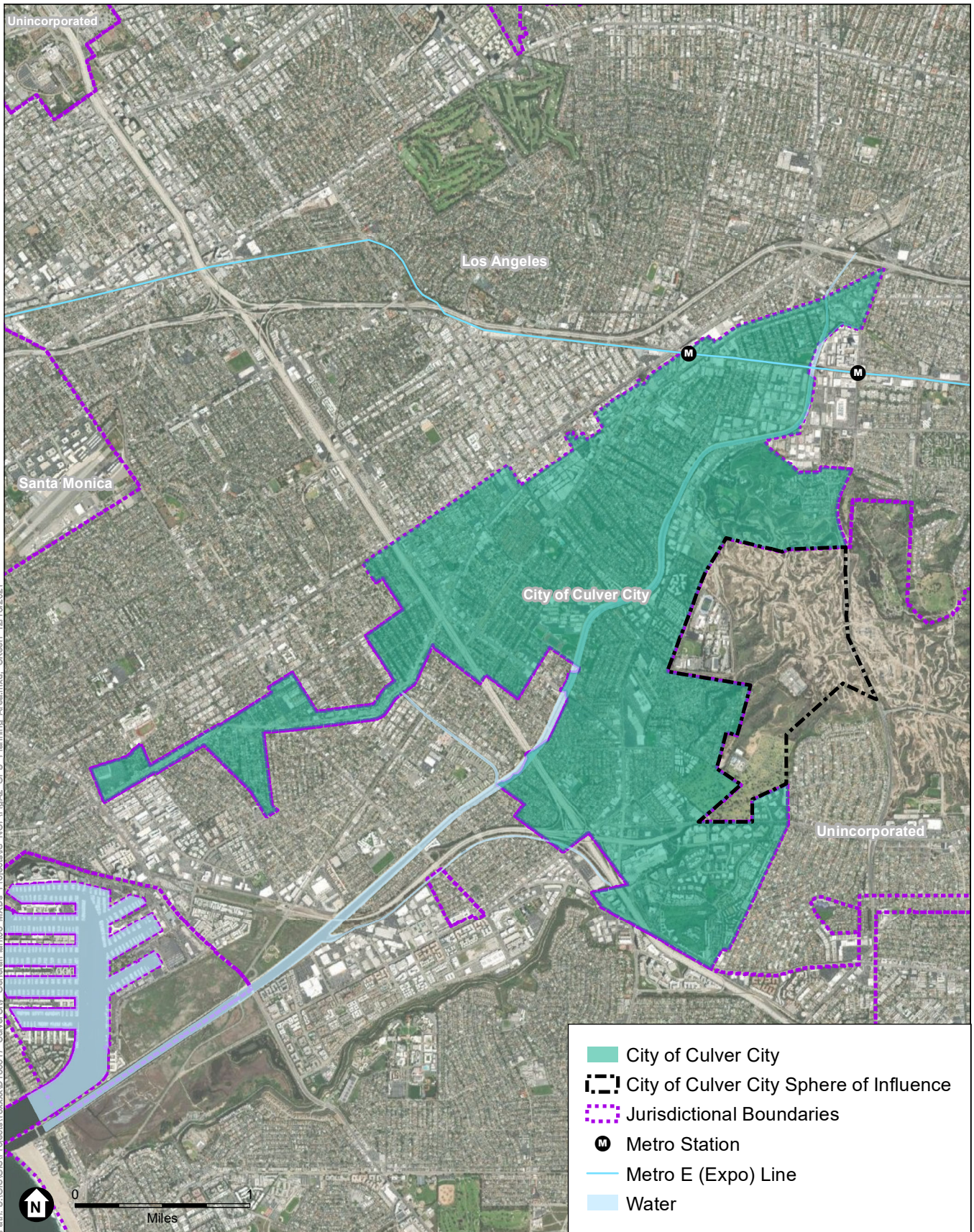
The Draft General Plan and Draft Zoning Framework are available online at www.pictureculvercity.com, or physical copies are available for viewing at the Planning and Development Department, City Hall, Second Floor, 9770 Culver Boulevard, Culver City, CA 90232-0507 (handicapped accessible location). City Hall business hours are 7:30 AM – 5:30 PM, Monday through Friday, except alternate Fridays. Please call beforehand to assure staff availability at (310) 253-5740.

Troy Evangelho

Troy Evangelho, Advance Planning Manager

2/12/24

Date



SOURCE: ESRI, 2021; City of Culver City, 2019.

Culver City General Plan Update

Figure 1
GPU Planning Area