

Appendix B

Draft EIR Public Meeting Materials

PUBLIC MEETING ON THE DRAFT EIR

11111 Jefferson Boulevard Mixed-Use Project

May 25, 2021

7:00 p.m. – 8:00 p.m.



Draft EIR Meeting Objectives

- Provide information about the 11111 Jefferson Boulevard Mixed-Use Project
- Provide information on the CEQA process
- Identify the environmental topics evaluated in the Draft EIR
- Summarize impact findings provided in the Draft EIR
- Provide instructions on how to submit comments on the Draft EIR

All written comments received on the Draft EIR will be responded to in writing in the Final EIR.



Existing Conditions

- Project Site is made up of 4 parcels from north to south
- Off-site parking for the Exceptional Children's Foundation (ECF) School
- United States Post Office
- Coco's Bakery Casual Restaurant
- Valvoline Instant Oil Change
- Surface parking lots serving all uses on-site



Conceptual Site Plan

- 230 residential dwelling units
- 66,500 sf of commercial space (market, restaurant, retail, office, gym/studio fitness center)
- 28,800 sf of publicly accessible open space
- Proposed new signal at Janisann Avenue and Sepulveda Boulevard
- Proposed relocation of two bus stops on Sepulveda Boulevard
- 653 vehicular parking spaces
- 71 long- and 26 short-term bicycle spaces



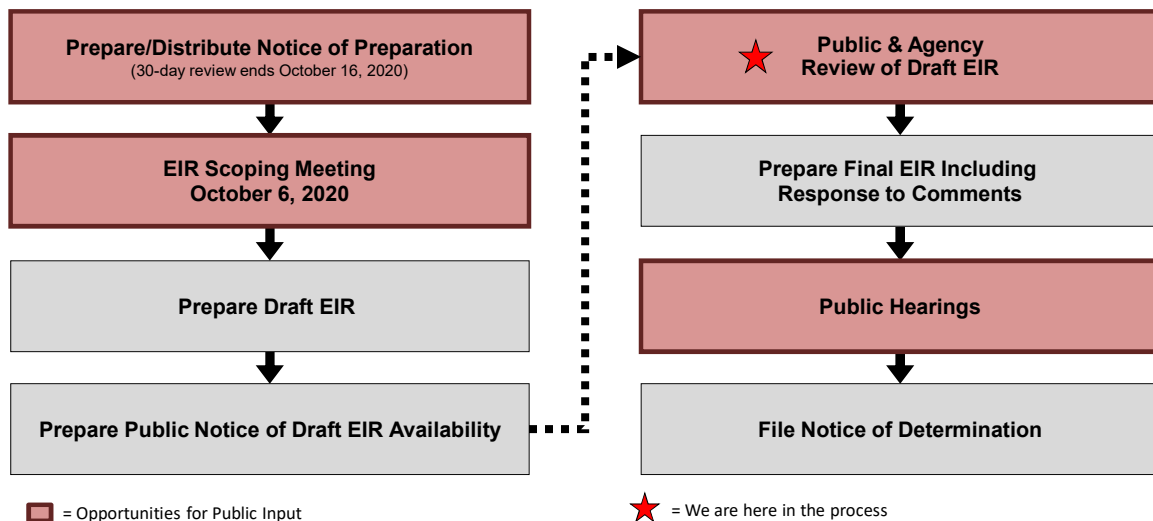
California Environmental Quality Act (CEQA)

Purpose of CEQA Review:

- To inform decision-makers and the public of a project's potential environmental effects
- Increases public understanding of and participation in environmental review process
- Discloses potential impacts on the environment
- Identifies ways to avoid or reduce potential environmental impacts through mitigation measures or alternatives



The EIR Process



Topics Analyzed in the Draft EIR

- Air Quality
- Cultural Resources
(Historic and Archaeological 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
- Tribal Cultural Resources



Topics Not Evaluated in the Draft EIR

Topics Found to have no impacts or less than significant impacts in Initial Study

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Geology and Soils
(excluding Paleontological Resources)
- Hydrology and Water Quality
- Mineral Resources
- Public Services
(Schools, Parks)
- Recreation
- Utilities and Service Systems
(Wastewater, Water Supply, Solid Waste, Telecommunications)
- Wildfire



Draft EIR Topics with Less than Significant Impacts

- Air Quality (Operation)
- Cultural Resources – Historical Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise (Operation)
- Population and Housing
- Public Services
(Fire and Police Protection)
- Tribal Cultural Resources



Draft EIR Topics with Significant Impacts Requiring Mitigation Measures

After implementation of Mitigation Measures, impacts for these topics were reduced to less than significant levels:

- Air Quality (Construction)
- Cultural Resources – Archaeological Resources
- Geology and Soils – Paleontological Resources
- Noise (Construction)
- Transportation (VMT)



Draft EIR Availability

The Draft EIR is currently available at the following locations:

- Online at: <https://www.culvercity.org/City-Projects/G-Planning-Projects>

- In-person at: Culver City Current Planning Division counter

Current Planning Division Office, City Hall, Second Floor
9770 Culver Boulevard
Culver City, CA 90232-0507

Business hours are 7:30 A.M. – 5:30 P.M., Monday through Friday, except alternate Fridays

Telephone in advance to assure staff availability at (310) 253-5710

- In-person at: Culver City Julian Dixon Library

4975 Overland Avenue
Culver City, CA 90230

Business hours are 11 A.M. – 6 P.M., Monday, Wednesday through Friday. 11 A.M. – 8 P.M., Tuesday



Submittal of Public Comments on the Draft EIR



Due date for public comments on the Draft EIR:

5:30 p.m. on Monday, June 21, 2021



Reference:

11111 Jefferson Boulevard
Mixed-Use Project Draft EIR



Please direct public comments on the Draft EIR to:

Michael Allen, Current Planning Manager
City of Culver City Planning Division
9770 Culver Boulevard
Culver City, California 90230

Email: Michael.Allen@culvercity.org

Phone: (310) 253-5727



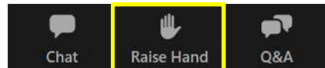
Questions & Answers Session

Oral Comments:



Zoom

- Mouse over the bottom of the Zoom window
- Click "Raise Hand" button
- Wait until moderator calls your name and unmutes you



By Phone

- Dial *9 to raise your hand

NOTE: There will be a one minute time limit for oral comments. After you have had your turn to speak, your hand will be lowered and you will be placed back on mute.



Culver CITY
PLANNING DIVISION



Draft EIR Questions:

Email: Michael.Allen@culvercity.org

Phone: (310) 253-5727



Due date for Public Comments on the Draft EIR:

Monday, June 21, 2021 by 5:30pm



Project Questions:

Email: 11111Jefferson@3MRCapital.com

Phone: (504) 437-1409