



FILED  
Apr 14 2023

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HEDI VALTIERRA

ON April 14 2023  
UNTIL May 15 2023

**CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**  
(California Environmental Quality Act Guidelines Section 15094)

REGISTRAR - RECORDER/COUNTY CLERK

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

|   |                                      |
|---|--------------------------------------|
| <b>LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)</b><br>City of Culver City Current Planning Division,<br>9770 Culver Boulevard, Culver City, CA 90232 | <b>COUNCIL DISTRICT</b><br>10 - Hutt |
|---|--------------------------------------|

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|--|--|
| <b>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)</b><br>Crossings Campus | <b>CASE NOS. CPC-2021-9506-CPIO-SP-SPR-WDI</b><br><b>CEQA CASE NO. ENV-2021-9507-EIR</b> |
|--|--|

**PROJECT APPLICANT**

Culver Crossings Properties LLC

**PROJECT DESCRIPTION AND LOCATION**

Location: 8876-8888 W. Venice Boulevard; 8829 W. National Boulevard, Los Angeles, CA 90034 in Los Angeles County

Project Description: The Project proposes development of an integrated creative office complex on 4.46 acres located within the City of Los Angeles and the City of Culver City. On the Los Angeles portion (Los Angeles Parcel, or Project Site), the Project proposes construction of a new 334,517 square-foot office building. The building would be five stories, measuring 71 feet in height to the top of the roof, with a three-level subterranean garage. Existing on-site improvements, including 86,226 square feet of office and retail uses on the Los Angeles Parcel, would be demolished to allow for construction of the Project. The Applicant further proposes the demolition of 18,821 square feet of warehouse buildings and the construction of an additional four-story building containing 167,000 square feet of office uses located entirely on a parcel within the City of Culver City (Culver City Parcel).

**RESPONSIBLE AGENCY AND DATE OF APPROVAL**

**Responsible Agency:** City of Los Angeles

**Date of Approval for SPR and WDI:** April 11, 2023

|                                       |   |   |
|---------------------------------------|---|---|
| <b>CONTACT PERSON</b><br>Bob Babajian | <b>STATE CLEARINGHOUSE NUMBER</b><br>2021110079 | <b>TELEPHONE NUMBER</b><br>(213) 978-1305 |
|---------------------------------------|---|---|

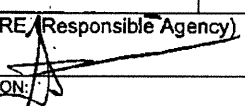
This is to advise that at its meeting of February 9<sup>th</sup>, the Los Angeles City Planning Commission took the following actions:

1. Found and Determined, pursuant to CEQA Guidelines Section 15096(e) and (f), after consideration of the whole of the administrative record, that the Project was adequately assessed in the previously certified Environmental Impact Report (EIR), Case No. ENV-2021-9507-EIR (State Clearinghouse No. 2021110079), for the above-referenced project, prepared and certified by the City of Culver City on December 5, 2022;
2. Adopted, pursuant to CEQA Guidelines Section 15096(g), the Mitigation Measures and Mitigation Monitoring Program, dated October 2022;
3. Adopted, pursuant to CEQA Guidelines Section 15091, the related and prepared environmental findings required by CEQA Guidelines;
4. Adopted, pursuant to CEQA Guidelines Sections 15096(h) and 15093, the Statement of Overriding Considerations required by CEQA Guidelines;
5. Recommended Approval an amendment to the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) and the Exposition Corridor Transit Neighborhood Plan (TNP);
6. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of over 50,000 square feet of non-residential floor area;
7. Approved, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements along National Boulevard to provide a six-foot sidewalk easement in lieu of the 15-foot dedication otherwise required;
8. Adopted the Conditions of Approval; and
9. Adopted the Findings.


The SPR and WDI approvals became effective on April 11, 2023 following the end of the appeal period.

The Final Environmental Impact Report and the City of Los Angeles' record of Project approval may be examined at 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012. The Culver City's record of Project approval may be examined at the address for the lead agency set forth above.

|                            |   |
|----------------------------|---|
| <b>SIGNIFICANT EFFECT</b>  | <input checked="" type="checkbox"/> Project will have a significant effect on the environment.<br><input type="checkbox"/> Project will not have a significant effect on the environment.         |
| <b>MITIGATION MEASURES</b> | <input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval.<br><input type="checkbox"/> Mitigation measures were not made a condition of project approval. |

|  |   |   |
|--|---|---|
| <b>MITIGATION REPORTING / MONITORING</b>   | <input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project.<br><input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.   |   |
| <b>OVERRIDING CONSIDERATION</b>  | <input checked="" type="checkbox"/> Statement of Overriding Considerations was adopted.<br><input type="checkbox"/> Statement of Overriding Considerations was not adopted.<br><input type="checkbox"/> Statement of Overriding Considerations was not required.  |   |
| <b>ENVIRONMENTAL IMPACT REPORT</b>   | <input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the offices of the Lead Agency.<br><input type="checkbox"/> An Environmental Impact Report was not prepared for the project. |   |
| <b>NEGATIVE DECLARATION</b>  | <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.*<br><input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.  |   |
| SIGNATURE (Responsible Agency)   |   | DATE OF PREPARATION   |
|   |   | 04/13/2023  |
| <b>DISTRIBUTION:</b><br>Part 1 - County Clerk<br>Part 2 - City Clerk<br>Part 3 - Agency Record<br>Part 4 - Resp. State Agency (if any)<br>Part 5 - Office of Planning and Research (if applicable) |   | <b>* OFFICE OF THE CITY CLERK</b><br>Room 395, City Hall<br>200 N. Spring Street<br>Los Angeles, CA 90012 |

2023 083279

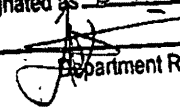


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Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by HEIDI VAL TIERRA

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2021-9507 - EIR

  
Department Representative

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

**APR 14 2023**

*Deane C. Loxm* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



1;763414455160201328045576/680700  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: H. VALTIERRA



\* 2 0 2 3 0 4 1 4 1 2 3 0 0 1 4 \*

Friday, April 14, 2023 11:46 AM

Item(s)

| <u>Fee</u>                             | <u>Qty</u> | <u>Total</u>   |
|--|------------|----------------|
| NoD - County Posting Fee<br>2023083279 | 1          | \$75.00        |
| Notice - Certified Copy<br>2023083279  | 1          | \$2.00         |
| <b>Total</b>                           |            | <b>\$77.00</b> |

Total Documents: 1

Customer payment(s):

Check \$77.00

Check List:  
#1961 \$77.00