



# Culver CITY

CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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## NOTICE OF EXEMPTION

08/29/2025

Los Angeles County Clerk  
Attention: Environmental Filing/Registration  
12400 Imperial Highway, Suite 2001  
Norwalk, CA 90650

Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

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### PROJECT:

**Title and Case No.:** 10950 Washington Boulevard Project, Site Plan Review, P2024-0227-SPR

**Address/Location:** 10950 Washington Boulevard, Culver City, CA 90232

**Project Description:** Site Plan Review to allow demolition of 160,438 square feet (sf) of commercial uses within two buildings and construction of a 61-foot high, 5-story, mixed-use building with 508 residential units (including 79 Low Income units) and 14,087 sf of commercial space, including one subterranean and two at-grade parking areas with a total of 715 parking spaces. The Project also includes a request for Extended Construction Hours and a Density and Other Bonus Incentives (DOBI) request with its inclusion of affordable housing units pursuant to State Density Bonus Law and Culver City Municipal Code (CCMC) Section 17.580.075.

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**APPLICANT:** Hudon Pacific Properties, Inc.

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### CULVER CITY APPROVAL ACTION:

1. The *Culver City Planning Commission* on **08/27/2025**, approved the Project as described above. The decision-making body, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines.

**Type of Exemption:** Statutory Exemption as a Housing Development Project under Public Resources Code (PRC) Section 21080.66. The Project is also "within the scope" of the Certified Program EIR for the City's General Plan 2045 and Zoning Code Update Program EIR (State Clearinghouse No. 2022030144) pursuant to CEQA Guidelines Section 15168(c).

2. **Reason why project is Exempt (brief):** The proposed project meets all applicable criteria to qualify for the PRC Section 21080.66, including, but not limited to: the 5.8-acre project site is an urban infill site; the Project is consistent with the underlying General Plan and zoning designations; the project exceeds minimum density requirements at 88.2 dwelling units per acre; the Project satisfies the on-site characteristic requirements in Government Code Section 65913.4(a)(6); the Project does not include demolition of a historic resource; and the Project has completed the requisite hazardous materials analysis and tribal resources consultation. The Project's impacts are also all within the scope of impacts previously analyzed in the General Plan 2045 and Zoning Code Update Program EIR.

*Jose Mendivil*

Jose Mendivil, Associate Planner  
(310) 253-5757

**August 29, 2025**

Date