



Culver CITY

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CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF EXEMPTION

DATE: May 28, 2026

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

Governor's Office of Planning and
Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT:

Title and Case No.: 7-Unit Condominium Development
Administrative Site Plan Review, P2025-0267-ASPR, and Tentative Tract
Map, P2025-0267-TTM

Address/Location: 4044 Lincoln Avenue, Culver City, CA 90232

Project Description: Construction of a 4-story, 7-unit residential condominium development

APPLICANT: Lincoln Capital, LP, 9663 Santa Monica Boulevard, No. 1091, Beverly Hills, CA
90210

CULVER CITY APPROVAL ACTION:

1. The Planning and Development Director on May 14, 2026, approved the above described project.

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: Categorical
CEQA Section: 15332
Class: 32

2. Reason why project is Exempt (brief):

There are no potentially significant adverse impacts on the environment and the project has been determined to be Categorical Exempt under Section 15332, Class 32 In-fill Development Project, because the proposed project, as described above, is consistent with the General Plan Land Use Designation and corresponding Zone; is located within Culver City surrounded by urban uses, and has no value as a habitat for endangered, rare, or threatened species as it is a vacant site, previously developed with multiple one-story non-residential structures and surface parking, and most recently utilized for construction staging. Based on the scope and size, the Project will not have significant traffic impacts or peak hour trips exceeding established thresholds; potential noise and air quality impacts generated by the Project will be within established thresholds; implementation of public works storm water run-off standards will result in less than significant impacts to water quality; and the Project will be adequately served by utilities and public services.

Reese Hammons, Title: Planning Technician