

Culver CITY

MEMORANDUM

DATE: September 9, 2025

TO: HONORABLE MAYOR O'BRIEN AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF CULVER CITY

FROM: Planning Commission, Chair Reilman, Vice Chair Menthe, and Commissioners Carter, Jones and van Gaalen

SUBJECT: 2025 ACCOMPLISHMENTS AND 2026 PROPOSED ACTIVITY/UPCOMING AGENDA ITEMS FOR THE NEXT 6 MONTHS

CC: John Nachbar, City Manager

At the June 25, 2025 regular meeting of the Planning Commission the Planning Commission discussed and approved a staff report of activity and authorized staff to transmit the final report to City Council for approval. The list below summarizes the CBC's accomplishments during the period of January through June 2025 and provides a list of anticipated activities/upcoming agenda items for the second half of the 2025 calendar year. The Planning Commission regularly meets on the second and fourth Wednesday of the month and met six times between January and June 2025.

List of Accomplishments

1. Project Approvals
 - 11132 Washington Boulevard – Conditional Use Permit to establish a child daycare center
 - 13474-76 Washington Boulevard – Site Plan Review and Density and Other Bonus Incentive for 7-story Mixed Use partially in Culver City and partially in City of Los Angeles with 79 units (15 in Culver City) and 2,670 SF of commercial (1,800 SF in Culver City)
2. Zoning Code Amendments/Recommendations to City Council (Council Approved)
 - Citywide Density Bonus Ordinance Update
 - Objective Design Standards – Zoning Code Update and Handbook
 - ADU Update and Pre-Approved ADU Handbook
 - Citywide Subdivision Ordinance Update
 - Zoning Code Cleanup for clarity, best practices, and state code compliance

3. Zoning Code Amendments/Recommendations to City Council (Council approved after June 2025)
 - Comprehensive Sign Code Update
4. Discussion Items
 - Hayden Tract Specific Plan Study Session
 - Fox Hills Specific Plan Study Session

Scheduled Activities Plan:

1. Projects (entitlement applications have been submitted)
 - 11469 Jefferson Boulevard – 5-story hotel with 147 rooms and two restaurant spaces (Q3/25)
 - 5757 Uplander Way – 7-story mixed use with 1,106 new units, including 78 very low income units, and 5,772 SF commercial (Q4/25)
 - 100 Corporate Point – 5-7-story mixed use with 351 units, including 30 low income units, and 6,825 SF of commercial (Q3/25)
 - 6201 Bristol Parkway – 6-8-story mixed use with 846 units, including 36 very low income units, and 11,406 SF commercial (Q4/25)
 - 10950 Washington Boulevard – 5-story mixed use with 508 units, including 79 low income units, and 14,000 SF of commercial (Q3/25)
2. Potential Projects (preliminary project review)
 - 9401-9449 Jefferson Boulevard – 4-story 250,000 SF media production site
 - 10150 Jefferson Boulevard – Conditional Use Permit for an auto service center
 - 11304 Culver Boulevard – 8-story multifamily dual jurisdiction project with 100% affordable housing, 89 units in Culver City and 54 units in Los Angeles
 - 3939 Landmark Street – Conditional Use Permit Modification for existing school
 - 4315-4321 Sepulveda Boulevard – 5-story mixed use with 20 units and 14,000 SF commercial
 - 10858 Culver Boulevard – Conformance Review for Wende Phase 3 (affordable housing)
 - 5730 Uplander Way – 7-story multi-family residential with 287 units, including 29 very low income units
3. Zoning Code Amendments
 - TDM Ordinance Update – Collaboration with Public Works and Transportation Departments (Transportation Department lead)

4. Discussion Items

- Update on the Hayden Tract Specific Plan
- Update on the Fox Hills Specific Plan