

1 RESOLUTION NO. 2026-R____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
3 CALIFORNIA, DENYING AN APPEAL FILED BY UNITE HERE LOCAL 11 AND
4 AFFIRMING THE PLANNING COMMISSION'S ADOPTION OF RESOLUTION
5 NO. 2025-P011, APPROVING SITE PLAN REVIEW AND ADMINISTRATIVE
6 USE PERMIT P2024-0246-SPR/AUP AND AN ADDENDUM TO A MITIGATED
7 NEGATIVE DECLARATION TO ALLOW A NEW 147-ROOM HOTEL WITH
8 GROUND FLOOR COFFEE SHOP AND RESTAURANT SPACES, LOCATED AT
9 11469 JEFFERSON BOULEVARD IN THE COMMERCIAL GENERAL (CG)
10 ZONE.

11 (P2025-0290-Appeal of Site Plan Review and
12 Administrative Use Permit P2024-0246-SPR/AUP)

13 WHEREAS, on October 8, 2024, Verdant Culver City, LLC, (the "Applicant"), filed an
14 application for a Site Plan Review (SPR) and Administrative Use Permit (AUP), to establish a
15 new 147-room hotel with ground floor coffee shop and restaurant spaces, including one level
16 of at-grade and one level of below grade parking in the Commercial General (CG) Zone located
17 at 11469 Jefferson Boulevard (the "Project"). The Project Site's legal description being Lots 30,
18 31, and 32 of Tract No. 17531 in the City of Culver City with Los Angeles County Assessor
19 number of 4216-028-023;

20 WHEREAS, to implement the proposed Project, approval of Site Plan Review and
21 Administrative Use Permit P2024-0246-SPR/AUP is required to ensure the Project is in
22 compliance with the required standards, design guidelines, and ordinances of the City;
23 minimize potential adverse effects on surrounding properties and the environment; and protect
24 the integrity and character of the residential, commercial, and public areas of the City; and,

25 WHEREAS, the Project was previously approved under a Certified Mitigated Negative
26 Declaration and updated studies have shown no additional impact as a result of the approved
27 project; therefore an addendum to the Mitigated Negative Declaration was prepared; and
28

1 WHEREAS, on October 22, 2025, the Planning Commission continued a duly noticed
2 public hearing on the subject item to allow the applicant additional time to adequately respond
3 to public comment; and

4 WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on
5 the subject application, including full consideration of the application, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission (i) by a vote
7 of 5 to 0, determined that no further environmental analysis is required and adopted an
8 addendum to the Mitigated Negative Declaration; and (ii) by a vote of 5 to 0, conditionally
9 approved Site Plan Review and Administrative Use Permit P2024-0246-SPR/AUP; and
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11 WHEREAS, on December 1, 2025, UNITE HERE Local 11 (“Appellant”) filed a timely
12 appeal of the Planning Commission’s adoption of Resolution No. 2025-P015, pursuant to
13 Culver City Municipal Code (CCMC) Section 17.640.030, asserting that approval of the SPR
14 and AUP without limits on permits extensions will result in stale entitlements that reflect
15 outdated zoning rules and missed opportunities for alternative projects; and
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18 WHEREAS, the appeal letter does not include substantial evidence that demonstrates
19 the inadequacy of the Planning Commission’s decision or CEQA determination; and
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21 WHEREAS, Staff’s response to the appeal, incorporated herein by reference, is that the
22 Planning Commission adopted Resolution No. 2025-P015, including adoption of required
23 findings and addendum to the Certified Mitigated Negative Declaration, was made on the basis
24 of substantial evidence and in accordance with established procedures and methodologies;
25 and
26

27 WHEREAS, Best Best & Krieger, LLP submitted a point-by-point response to the appeal
28 on behalf of the Applicant on January 16, 2026, and the response demonstrates the Appellant’s

1 claims have no merit nor are supported by credible evidence and confirms the Planning
2 Commission did not err in approving the Project; and

3 WHEREAS, on February 9, 2026, after a duly noticed public hearing on the Appeal of
4 the Planning Commission's adoption of Resolution No. 2025-P015, approving Site Plan Review
5 and Administrative Use Permit, P2024-0246-SPR/AUP, and an addendum to a Certified
6 Mitigated Negative Declaration to establish a new 147-room hotel, fully considering the whole
7 administrative record, including, but no limited to, the Planning Commission's decision,
8 application materials, plans, staff report, findings, Appellant's Appeal letter, Applicant response,
9 environmental information and all testimony presented, the City Council by a vote of ___ to
10 ___, denied the appeal filed by the Appellant and affirmed the Planning Commission's adoption
11 of Resolution No. 2025-P015, including the addendum to the Certified Mitigated Negative
12 Declaration, for Site Plan Review and Administrative Use Permit, P2024-0246-SPR/AUP.
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15 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
16 HEREBY RESOLVE as follows:
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18 SECTION 1. Since the Planning Commission adoption of Resolution No. 2025-P015,
19 which approved the Project and the addendum to the Certified Mitigated Negative Declaration
20 for the Project, the circumstances under which the addendum was approved have not
21 significantly changed, and no new significant information has been found that would impact the
22 CEQA determination; therefore, no additional environmental analysis is required.
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24 SECTION 2. There is substantial evidence, in light of the whole record, demonstrating
25 that the addendum to the Certified Mitigated Negative Declaration complies with the provisions
26 of the California Environmental Quality Act.
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1 Section 3. Pursuant to the foregoing recitations, the City Council of the City of Culver
2 City, California, hereby denies the appeal filed by the Appellant and affirms the Planning
3 Commission's adoption of Resolution No. 2025-P015, approving Site Plan Review and
4 Administrative Use Permit, P2024-0246-SPR/AUP for the proposed 147-room hotel at 11469
5 Jefferson Boulevard.
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7 SECTION 4. Pursuant to the foregoing recitations, the City Council of the City of Culver
8 City, California, hereby determines and approves the addendum to the Certified Mitigated
9 Negative Declaration for the proposed 147-room hotel at 11469 Jefferson Boulevard.
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11 APPROVED and ADOPTED this 9th day of February 2026.
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13 _____
14 FREDDY PUZA, Mayor
15 City of Culver City, California

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17 ATTEST:

18 APPROVED AS TO FORM:

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20 _____
21 JEREMY BOCCHINO, City Clerk

22 _____
23 HEATHER BAKER, City Attorney
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