

RESOLUTION NO. 2024-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AN EXTENSION OF TENTATIVE PARCEL MAP, P2024-0231-ET (NO. 083409) AT 11111 JEFFERSON BOULEVARD IN THE PLANNED DEVELOPMENT 16 (PD16) ZONE.

(Tentative Parcel Map, P2024-0231-ET [No. 083409])

WHEREAS on September 27, 2024, WPOI Culver City, LLC (Applicant) filed an application for an Extension of a Tentative Parcel Map for the proposed subdivision of a mixed-use development at 11111 Jefferson Boulevard (Project). The Project site is legally described as Assessor Parcel Map Numbers: 4215-001-010, 4215-001-013, 4215-001-016, and 4215-001-020, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, the 11111 Jefferson Boulevard mixed use project received the following entitlement approvals:

1. On August 25, 2021, the Planning Commission approved Resolution Nos. 2021-P008 and 2021-P009 recommending the City Council certify the Project's Environmental Impact Report (EIR), adopt California Environmental Quality Act (CEQA) findings and a Mitigation Monitoring and Reporting Program (MMRP), and approve a Zoning Map Amendment (ZMA), Comprehensive Plan (CP), Density and Other Bonus Incentives (DOBI), Tentative Parcel Map (TPM), and Administrative Use Permit (AUP).
2. On September 27, 2021, the City Council passed Resolution Nos. 2021-R093 and 2021-R094, certifying the Project's EIR; adopting CEQA findings and an MMRP; and approving Density and Other Bonus Incentives, Administrative Use Permit, and Tentative Parcel Map, P2021-0025-DOBI, -AUP, -TPM as part of a Comprehensive Plan request.
3. On October 11, 2021, the City Council adopted Ordinance No. 2021-015 approving Zoning Map Amendment and Comprehensive Plan, P2021-0025-ZMA, -CP.; and,

WHEREAS, City Council Resolution No. 2021-R094 conditioned the TPM to expire on September 27, 2024, with the map receiving an automatic 60-day extension, per State Law, to November 26, 2024, because of the Applicant's submitted a three-year extension request on or before the expiration date; and

WHEREAS, per Culver City Municipal Code (CCMC) Section 15.10.285.B, the City Council may approve or deny the extension request with possible approval of up to a three-year extension; and

1 WHEREAS, the Applicant states that construction is delayed due to a transition in Property
2 ownership, and additional time needed to assess changing market economics that have occurred since
3 the Parcel Map was originally approved and that further, there are no proposed changes to the Parcel
4 Map; and,

5 WHEREAS the Tentative Parcel Map extension is within the scope of the certified EIR and
6 adopted CEQA findings and MMRP, and the circumstances under which the EIR, CEQA findings, and
7 MMRP were prepared have not significantly changed and no new significant information is found that
8 affects the EIR, CEQA findings, and MMRP and no additional environmental analysis is required.

9
10 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
11 CALIFORNIA, RESOLVES AS FOLLOWS:

12 1. Extension of Tentative Parcel Map, P2024-0231-ET (No. 083409) is hereby
13 approved and a three-year extension is hereby granted.

14 2. Tentative Parcel Map No. 083409 expires on November 11, 2027, three years
15 from the November 11, 2024, City Council decision.

16 APPROVED and ADOPTED this ____ day of _____, 2024.

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19 _____
20 YASMINE-IMANI MCMORRIN, Mayor
21 City of Culver City, California

22 ATTEST:

23 APPROVED AS TO FORM:

24 _____
25 JEREMY BOCCHINO, City Clerk

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27
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29 _____
HEATHER BAKER, City Attorney