



Staff Report

File #: 25-420, Version: 1

Item #: C-9.

CC - CONSENT ITEM: Adoption of a Resolution Approving the Tentative Parcel Map Extension for the Mixed-Use Development Located at 11111 Jefferson Boulevard.

Meeting Date: November 11, 2024

Contact Person/Dept: Jose Mendivil, Associate Planner
Emily Stadnicki, Current Planning Manager

Phone Number: (310) 253-5757 / (310) 253-5727

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Public Notification: (E-Mail) Meetings and Agendas - City Council (11/07/2024)

Department Approval: Mark E. Muenzer (10/14/24)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Tentative Parcel Map Extension (P2024-0231-ET - 083409) for the mixed-use development located at 11111 Jefferson Boulevard (Project), thereby extending Tentative Parcel Map No. 083409 for an additional three years.

BACKGROUND

WPOI Culver City, LLC, the Applicant, and property owner of the Project site, requests a three-year extension of the Tentative Parcel Map for the Project at 11111 Jefferson Boulevard.

On September 27, 2021, the City Council passed Resolution No. 2021-R094, 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. On October 11, 2021, the City Council adopted Ordinance No. 2021-015 approving Zoning Map Amendment and Comprehensive Plan, P2021-0025-ZMA, -CP. These entitlements enacted Planned Development 16 (PD 16) for 11111 Jefferson Boulevard which is a rectangular shaped parcel bounded by Jefferson Boulevard to the east, Sepulveda Boulevard to the southwest, and Machado Lane to the north. The site is at the intersection

of Sepulveda and Jefferson Boulevards.

PD 16 includes a 311,109 sq. ft. five-story mixed-use development with a total of 230 residential units (including 19 very low-income units and two workforce housing units), 55,050 sq. ft. of commercial area, and 11,450 sq. ft. of office uses. It includes a three-level parking structure, with one level of subterranean parking.

City Council may approve an extension request for a tentative map for up to three years per Culver City Municipal Code (CCMC) Section 15.10.285.B. The Applicant also submitted a request for an extension of the remaining Project entitlements that was approved by the Planning and Development Director on October 22, 2024, per CCMC Section 17.595.030.D.2.

DISCUSSION

The Project has experienced delays due to funding issues, significant changes in the capital market, and unanticipated increases in the cost of construction materials and labor. To date, building permits to construct the Project have not been obtained.

The Project's original developer and property owner, Jefferson Park Owner, LLC is no longer associated with the property or its existing entitlements. Ownership of the Property transitioned to WPOI Culver City, LLC, the new Applicant, in July 2024.

The September 27, 2021 City Council approval conditioned the Tentative Parcel Map be finalized and recorded with the County of Los Angeles within three years. Key milestone dates for the Tentative Parcel Map include:

- Expiration Date was September 27, 2024.
- Extension request filed on September 27, 2024.
- Upon receipt of request, an automatic 60-day extension applies per State Subdivision law and the map expires on November 26, 2024 or on the date of the Council decision, if request is denied, whichever comes first.

The Applicant states that construction is delayed due to the transition in Property ownership, the Applicant's review of the 2021 entitlements to ensure they fully understand the approval and Project conditions, and additional time needed to assess changing market economic conditions that have occurred since the Parcel Map was originally approved. These issues impact the final review and recordation of the Tentative Parcel Map which usually occurs towards the end of construction; therefore, the Applicant requests a three-year extension of the Map. No changes to the Parcel Map are proposed at this time.

The Applicant is considering revisions to the Project after they complete review of the 2021 entitlements. Staff will work with the Applicant on potential Comprehensive Plan Modification application requirements and processing.

ENVIRONMENTAL DETERMINATION:

Pursuant to California Environmental Quality Act (CEQA) Guidelines, initial review by the City Council established there are no potentially significant adverse impacts upon the environment and on September 27, 2021, the City Council certified an Environmental Impact Report (EIR) and adopted CEQA findings and a Mitigation Monitoring and Reporting Program (MMRP). The Tentative Parcel Map extension is within the scope of the certified EIR and adopted CEQA findings and MMRP because there no changes to the Map. The circumstances under which the EIR, CEQA findings, and MMRP were prepared have not significantly changed. No new significant information is found that affects the EIR, CEQA findings, and MMRP and no additional environmental analysis is required.

FISCAL ANALYSIS

There is no fiscal impact to the approval of the Tentative Parcel Map extension.

ATTACHMENTS

1. City Council Proposed Resolution approving Extension of Tentative Parcel Map, P2024-0231-ET for Tentative Parcel Map No. 083409
2. Tentative Parcel Map No. 083409

MOTION

That the City Council:

Adopt a Resolution approving Extension of Tentative Parcel Map, P2024-0231-ET (No. 083409) for 11111 Jefferson Boulevard, thereby granting a three-year extension of Tentative Parcel Map No. 083409, to November 11, 2027, three years from the November 11, 2024 City Council decision.