



Culver CITY

CURRENT PLANNING DIVISION

770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

FAX (310) 253-5721

THIS NOTICE WAS POSTED

ON November 10 2025

UNTIL December 10 2025

2025 253502



FILED
Nov 10 2025

NOTICE OF DETERMINATION

REGISTRAR—RECORDER/COUNTY CLERK

DATE: November 7, 2025

Dean C. Logan, Registrar—Recorder/County Clerk

Electronically signed by BYRON PATTON JR

TO: ☒ Los Angeles County Clerk
ATTN: Environmental Filing
12400 Imperial Highway, Room 1201
Norwalk, CA 90650

☒ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Culver City, 9770 Culver Boulevard, Culver City CA 90232

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: 6201 Bristol Parkway Project

Case No.: P2025-0050-SPR/TTM

Project Applicant: Bristol Parkway Investors, LLC

State Clearinghouse: 2022030144 (Picture Culver City: General Plan 2045 and Zoning Code Update)

City of Culver City: Approval of a CEQA Checklist pursuant to CEQA Guidelines Section 15168, Site Plan Review, Tentative Tract Map, Recreational Facilities Credit against Parkland Dedication requirements, and Extended Construction Hours.

Project Location: The approximately 7.05-acre [307,054 gross square feet (gsf)] Project Site is located at 6201-6299 Bristol Parkway in the City of Culver City. The Project Site is bounded by Green Valley Circle on the north, Bristol Parkway on the east, the Courtyard by Marriott hotel to the south, and the Four Points by Sheraton hotel on the west.

Project Description: Site Plan Review to allow demolition of 68,619 square feet (sf) of commercial uses and construction of a new 8-story (up to a height of 94 feet) mixed-use development over two levels of subterranean parking. The Project would include a total of 846 multi-family dwelling units (including 36 Very Low Income units) and approximately 11,406 sf of community-serving commercial space. The Project would include a total of 1,201 vehicular parking spaces (1,135 residential, 38 guest, and 28 commercial), within an internal parking structure consisting of two subterranean levels and eight above grade levels wrapped by the Project's mixed-use buildings which would shield the parking from public view. The Project also includes a request for Extended Construction Hours and

a Density Bonus Incentive request with associated waivers of certain development standards for its inclusion of affordable housing units pursuant to State Density Bonus Law and Culver City Municipal Code (CCMC) Section 17.580.

DETERMINATION

This is to advise that the Culver City Planning Commission approved the above-described project on October 22, 2025 and has made the following determinations which reflect the independent judgment of the City of Culver City regarding the above described project:

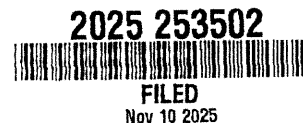
1. The project [☐ will ☒ will not] have a new or substantially increased significant effect on the environment or otherwise meet the requirements for preparation of a subsequent or supplemental EIR.
2. ☒ A Program Environmental Impact Report was previously prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

DOCUMENT AVAILABILITY

The Final EIR with comments and responses and record of project approval may be examined at Culver City Planning Division, 9770 Culver Boulevard, 2nd Floor, Culver City, CA 90232-0507. Please contact the staff members indicated below to ensure availability.

Signature: Peer F. Chacko Date: 11/10/2025 Title: Senior Planner
Peer F. Chacko, AICP

Date Received for filing at OPR: _____



Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by BYRON PATTON JR

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #

202408271220028

STATE CLEARING HOUSE # (If applicable)

2022030144

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF CULVER CITY

COUNTY/STATE AGENCY OF FILING

LOS ANGELES

PROJECT TITLE

PICTURE CULVER CITY: GENERAL PLAN 2045 AND ZONING CODE UPDATE

PROJECT APPLICANT NAME

TROY EVANGELHO

PROJECT APPLICANT ADDRESS

9770 CULVER BLVD

CITY

CULVER CITY

STATE

CA

PHONE NUMBER

(310)253-5740

ZIP CODE

90232

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$4,051.25 \$ 4,051.25

☐ Negative Declaration (ND)(MND)

\$2,916.75 \$ 0.00

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

\$850.00 \$ 0.00

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$1,377.25 \$ 0.00

☒ County Administrative Fee

\$60.00 \$ 75.00

☐ Project that is exempt from fees

☐ Notice of Exemption

☐ CDFW No Effect Determination (Form Attached)

☐ Other

\$ 0.00

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

\$ 4,126.25

SIGNATURE

X

TITLE

ITC

2024 189542



FILED

Sep 10 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BYRON PATTON JR

2025 253502



FILED

Nov 10 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BYRON PATTON JR

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG 753.5a (Rev. 01/19)

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

NOV 10 2025

Deane C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: B. PATTON JR



Monday, November 10, 2025 2:24 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2025253502	1	\$75.00
Notice - Certified Copy 2025253502	1	\$2.00
Total		\$77.00

Total Documents:

1

Customer payment(s):

Check

\$77.00

Check List:
#2039

\$77.00