



# Culver CITY

CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

FAX (310) 253-5721

## NOTICE OF DETERMINATION

THIS NOTICE WAS POSTED

ON February 10 2026

UNTIL March 12 2026

REGISTRAR – RECORDER/COUNTY CLERK

DATE: February 10, 2026

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: 5757 Uplander Project

Case No.: P2024-0046-SPR/TTM

Project Applicant: B9 Sequoia Culver City Owner LP

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, and Extended Construction Hours.

Project Location: The 8.34-acre (363,199-square-foot [sf]) Project Site is generally located at 5757 Uplander Way within the Fox Hills neighborhood of the City of Culver City (City). The Project Site is bound by Hannum Avenue to the north, Uplander Way to the east and south, and the Culver City Fire Department Station No. 3 and a two-story business park building on the east side of Bristol Parkway to the west.

Project Description: Site Plan Review to allow demolition of 146,414 square feet (sf) of business park/office uses and construction of three new seven-story mid-rise buildings (up to a height of 93 feet and six inches) over two levels of subterranean parking. The Project's proposed uses include 5,772 square feet of retail space and 1,077 residential units. The Project is proposing to include 78 Very-Low Income affordable housing units to allow an additional 243 density bonus units to be developed as part of the Project, which are included within the Project's 1,077 total units.

The Project would include a total of 1,303 vehicular parking spaces (1,283 residential and 21 commercial) within the subterranean and podium parking

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FILED  
Feb 10 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

levels. 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 City Council approved the above-described project on February 9, 2026 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 Program EIR for the Picture Culver City: General Plan 2045 and Zoning Code Update with comments and responses and record of project approval may be examined at Culver City Planning Division, 9770 Culver Boulevard, 2<sup>nd</sup> Floor, Culver City, CA 90232-0507. Please contact the staff members indicated below to ensure availability.

Signature: Peer F. Chacko Date: 2/9/2025 Title: Senior Planner  
Peer F. Chacko, AICP

Date Received for filing at OPR: \_\_\_\_\_

2026 031318  
  
FILED  
Feb 10 2026  
Dean C. Logan, Registrar - Recorder/County Clerk  
Electronically signed by CORTNEY MAFFITT

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			DATE 08/27/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2024180535
PROJECT TITLE PICTURE CULVER CITY: GENERAL PLAN 2045 AND ZONING CODE UPDATE			
PROJECT APPLICANT NAME TROY EVANGELHO			PHONE NUMBER (310)253-5740
PROJECT APPLICANT ADDRESS 9770 CULVER BLVD	CITY CULVER CITY	STATE CA	ZIP CODE 90232
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			


CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ 4,051.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,916.75	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

Cash     Credit     Check     Other \_\_\_\_\_    \$ 4,126.25

SIGNATURE X 	TITLE ITC
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**2024 189542**  
  
 FILED  
 Sep 10 2024  
 Dean C. Logan, Registrar - Recorder/County Clerk  
 Electronically signed by BYRON PATTON JR

**2026 031318**  
  
 FILED  
 Feb 10 2026  
 Dean C. Logan, Registrar - Recorder/County Clerk  
 Electronically signed by CORTNEY MAFFITT