

Citywide Housing Pipeline September 2026



ID	Project	Type	Status	Affordable	Market Rate	Total
1	3862 Prospect Avenue	Residential	Pre-PPR	0	10	10
2	4340 Overland Avenue	Mixed Use	Pre-PPR	7	26	33
3	10555 Virginia Avenue	Residential	Applied for PPR	80	0	80
4	11304-11310 Culver Boulevard	Residential	Applied for PPR	88	0	88
5	11029 Washington Boulevard	Residential	Pre-Entitlement	67	0	67
6	4051-4055 Jackson Avenue	Residential	Pre-Entitlement	0	15	15
7	3850 Westwood Boulevard	Residential	Applied for Entitlement	0	6	6
8	12903 Washington Boulevard	Residential	Applied for Entitlement	0	20	20
9	3845 College Avenue	Residential	Pre-Entitlement	0	5	5
10	4076-4080 Lafayette Place	Residential	Applied for Entitlement	6	34	40
11	4030 La Salle Avenue	Residential	Applied for Entitlement	0	7	7
12	3739 Robertson Boulevard	Mixed Use	Applied for Entitlement	3	19	22
13	5730 Uplander Way	Residential	Applied for Entitlement	29	258	287
14	11281 Washington Place	Mixed Use	Applied for Entitlement	84	1	85
15	11235 McDonald Street	Residential	Entitled	0	3	3
16	4044 Lincoln Avenue	Residential	Entitled	0	7	7
17	5757 Uplander Way	Mixed Use	Entitled	78	999	1,077
18	4315-4321 Sepulveda Boulevard	Mixed Use	Entitled	3	17	20
19	6201-6299 Bristol Parkway	Mixed Use	Entitled	36	810	846
20	10950 Washington Boulevard	Mixed Use	Entitled	79	429	508
21	13474-13476 Washington Boulevard	Mixed Use	Entitled	5	10	15
22	12727 Washington Boulevard	Mixed Use	Entitled	17	98	115
23	10808-10860 Culver Boulevard	Residential	Entitled	6	0	6
24	5700 Hannum Avenue	Mixed Use	Entitled	27	282	309
25	11111 Jefferson Boulevard	Mixed Use	Plan Check	52	292	344
26	4233 East Boulevard	Residential	Plan Check	0	4	4
27	100 Corporate Pointe	Mixed Use	Plan Check	30	321	351
28	9763 Culver Boulevard	Mixed Use	Plan Check	6	28	34
29	3556 Helms Avenue	Residential	Plan Check	0	2	2
30	4046 Sawtelle Boulevard	Residential	Plan Check	0	4	4
31	4051 Sawtelle Boulevard	Residential	Plan Check	0	4	4
32	3907 Sawtelle Boulevard	Residential	Plan Check	0	4	4
33	4044 Madison Avenue	Residential	Plan Check	0	3	3
34	4069-4073 Madison Avenue	Residential	In Construction	0	10	10
35	4464 Sepulveda Boulevard	Mixed Use/Church	In Construction	93	2	95
36	3955 Bentley Avenue	Residential	In Construction	0	3	3
37	3826 Girard Avenue	Residential	In Construction	0	4	4
38	3727 Robertson Boulevard	Mixed Use	In Construction	3	9	12
39	3434 Wesley Street	Mixed Use	In Construction	1	14	15
40	3846 Bentley Avenue	Residential	In Construction	0	4	4
41	3906 Tilden Avenue	Residential	In Construction	0	5	5
42	4095 Sawtelle Boulevard	Residential	In Construction	0	4	4
43	3906 Huron Avenue	Residential	In Construction	0	5	5
44	3336-3340 Helms Avenue	Residential	In Construction	0	8	8
Totals				800	3,786	4,586

This list is updated monthly; status and other project information current as of 09/01/2026.
1 new project has been added for a net increase of 2 units. Finaled projects are removed from the report.
2 projects have changed in status.

Culver City Housing Pipeline - September 2026																	
ID	Project	Type	Status	Extremely Low/ Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Workforce (129% AMI)	Total Affordable	Market Rate	Total Affordable + Market	Total Parking	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
1	3862 Prospect Ave	Residential	Pre-PPR	0	0	0	0	0	10	10	11	0	0	2	6	2	0
2	4340 Overland Ave	Mixed Use	Pre-PPR	0	5	2	0	7	26	33	53	TBD					
3	10555 Virginia Ave	Residential	Applied for PPR	0	80	0	0	80	0	80	98	0	30	30	20	0	0
4	11304-11310 Culver Blvd	Residential	Applied for PPR	0	0	0	0	88	0	88	10	0	88	0	0	0	0
5	11029 Washington Blvd	Residential	Pre-Entitlement	TBD				67	0	67	0	0	62	5	0	0	0
6	4051-4055 Jackson Ave	Residential	Pre-Entitlement	0	0	0	0	0	15	15	32	0	2	13	0	0	0
7	3850 Westwood Blvd	Residential	Applied for Entitlement	0	0	0	0	0	6	6	0	0	0	0	6	0	0
8	12903 Washington Blvd	Residential	Applied for Entitlement	0	0	0	0	0	20	20	20	0	0	0	10	0	0
9	3845 College Ave	Residential	Applied for Entitlement	0	0	0	0	0	5	5	11	0	0	0	5	0	0
10	4076-4080 Lafayette Pl	Residential	Applied for Entitlement	3	0	3	0	6	34	40	44	0	20	20	0	0	0
11	4030 La Salle Ave	Residential	Applied for Entitlement	0	0	0	0	0	7	7	6	0	1	0	6	0	0
12	3739 Robertson Blvd	Mixed Use	Applied for Entitlement	3	0	0	0	3	19	22	1	4	8	10	0	0	0
13	5730 Uplander Way	Residential	Applied for Entitlement	29	0	0	0	29	258	287	385	6	227	54	0	0	0
14	11281 Washington Pl	Mixed Use	Applied for Entitlement	0	67	17	0	84	1	85	12	10	65	10	0	0	0
15	11235 McDonald Street	Residential	Entitled	0	0	0	0	0	3	3	3	0	0	0	3	0	0
16	4044 Lincoln Ave	Residential	Entitled	0	0	0	0	0	7	7	6	0	1	0	6	0	0
17	5757 Uplander Way	Mixed Use	Entitled	78	0	0	0	78	999	1,077	1,303	145	644	288	0	0	0
18	4315-4321 Sepulveda Blvd	Mixed Use	Entitled	0	1	0	2	3	17	20	37	0	2	15	3	0	0
19	6201-6299 Bristol Pkwy	Mixed Use	Entitled	36	0	0	0	36	810	846	1,201	164	408	235	39	0	0
20	10950 Washington Blvd	Mixed Use	Entitled	0	79	0	0	79	429	508	715	90	241	177	0	0	0
21	13474-13476 Washington Blvd	Mixed Use	Entitled	1	0	1	3	5	10	15	9	4	2	9	0	0	0
22	12727 Washington Blvd	Mixed Use	Entitled	5	0	0	12	17	98	115	224	25	64	26	0	0	0
23	10808-10860 Culver Blvd	Mixed Use	Entitled	0	6	0	0	6	0	6	26	4	0	2	0	0	0
24	5700 Hannum Ave	Mixed Use	Entitled	27	0	0	0	27	282	309	428	39	180	90	0	0	0
25	11111 Jefferson Blvd	Mixed Use	Plan Check	26	0	26	0	52	292	344	502	51	175	118	0	0	0
26	4233 East Blvd	Residential	Plan Check	0	0	0	0	0	4	4	10	0	0	0	4	0	0
27	100 Corporate Pt	Mixed Use	Plan Check	0	30	0	0	30	321	351	524	73	139	120	19	0	0
28	9763 Culver Blvd	Mixed Use	Plan Check	2	0	0	4	6	28	34	0	34	0	0	0	0	0
29	3556 Helms Ave	Residential	Plan Check	0	0	0	0	0	2	2	4	0	0	0	2	0	0
30	4046 Sawtelle Blvd	Residential	Plan Check	0	0	0	0	0	4	4	6	0	0	0	4	0	0
31	4051 Sawtelle Blvd	Residential	Plan Check	0	0	0	0	0	4	4	8	0	0	0	0	3	1
32	3907 Sawtelle Blvd	Residential	Plan Check	0	0	0	0	0	4	4	0	0	0	4	0	0	0
33	4044 Madison Ave	Residential	Plan Check	0	0	0	0	0	3	3	6	0	0	0	3	0	0
34	4069-4073 Madison Ave	Residential	In Construction	0	0	0	0	0	10	10	17	0	0	2	0	8	0
35	4464 Sepulveda Blvd	Mixed Use	In Construction	69	24	0	0	93	2	95	90	0	45	25	25	0	0
36	3955 Bentley Ave	Residential	In Construction	0	0	0	0	0	3	3	6	0	0	0	0	3	0
37	3826 Girard Ave	Residential	In Construction	0	0	0	0	0	4	4	9	0	0	0	4	0	0
38	3727 Robertson Blvd	Mixed Use	In Construction	0	1	1	1	3	9	12	22	0	0	12	0	0	0
39	3434 Wesley St	Mixed Use	In Construction	1	0	0	0	1	14	15	69	5	6	4	0	0	0
40	3846 Bentley Ave	Residential	In Construction	0	0	0	0	0	4	4	9	0	0	0	4	0	0
41	3906 Tilden Ave	Residential	In Construction	0	0	0	0	0	5	5	12	0	0	0	5	0	0
42	4095 Sawtelle Blvd	Residential	In Construction	0	0	0	0	0	4	4	10	0	0	0	4	0	0
43	3906 Huron Ave	Residential	In Construction	0	0	0	0	0	5	5	12	0	0	0	5	0	0
44	3336-3340 Helms Ave	Residential	In Construction	0	0	0	0	0	8	8	18	0	0	6	2	0	0
			Total	280	293	50	22	800	3,786	4,586	5,969	654	2,410	1,277	185	16	1
				ELI/VLI	LI	MI	WF	Total Affordable	Market Rate	Total	Total Parking	Total Studio	Total One Bedroom	Total Two Bedroom	Total Three Bedroom	Total Four Bedroom	Total Five Bedroom

Status Legend:

Pre-Preliminary Project Review – The project is in early design concepts, no application submitted.

Applied for Preliminary Project Review – A meeting with City staff has been scheduled to discuss initial design phase and requirements.

Pre-Entitlement – The developer has met with City staff and is close to submitting a formal application to the City.

Applied for Entitlement –The developer has submitted a formal application to the City for review and application submission approval.

Entitled – The City has reviewed and approved the development.

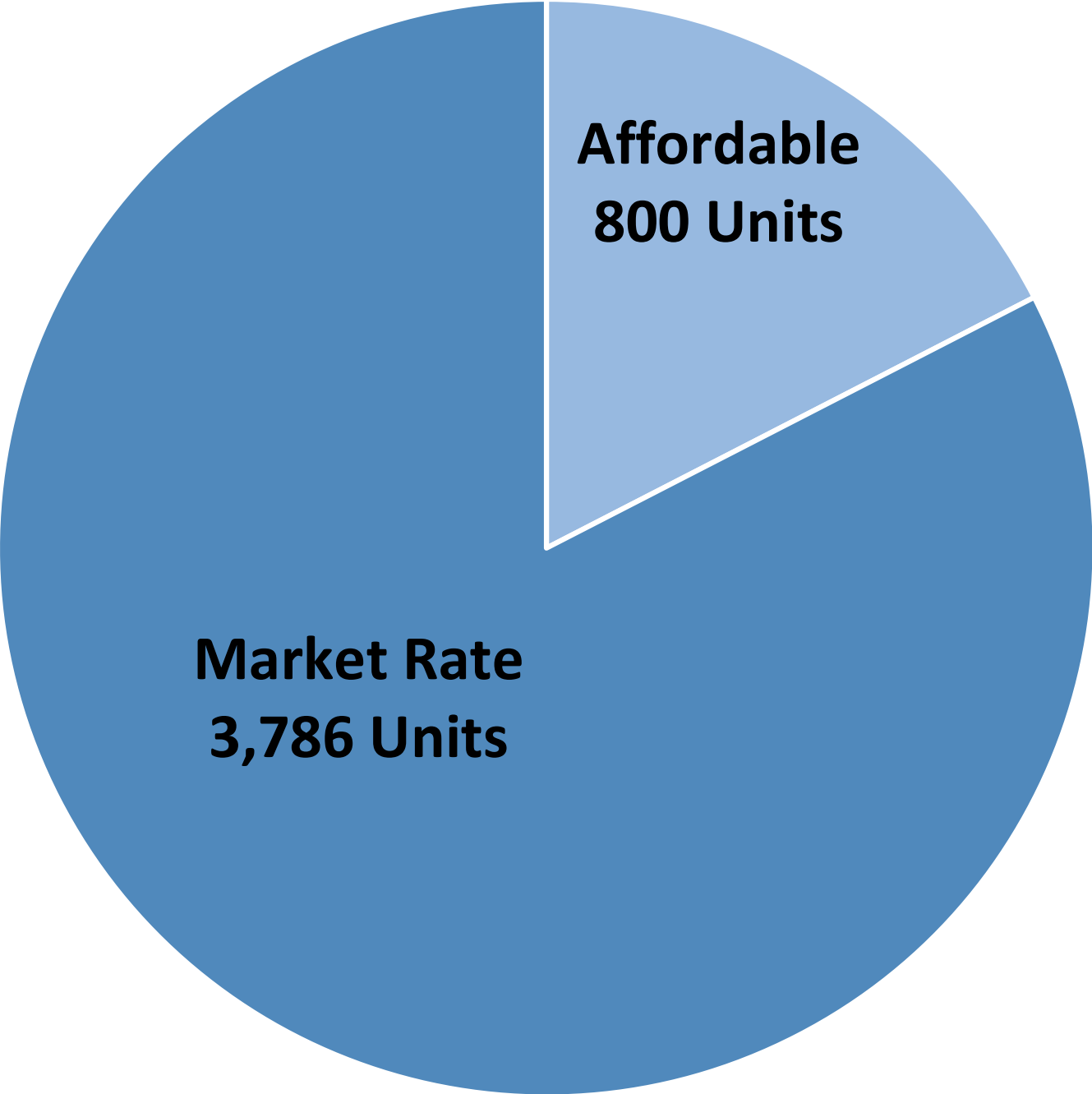
Plan Check – The building plans are under review for construction permits.

In Construction – The building plans are approved, project is being built.

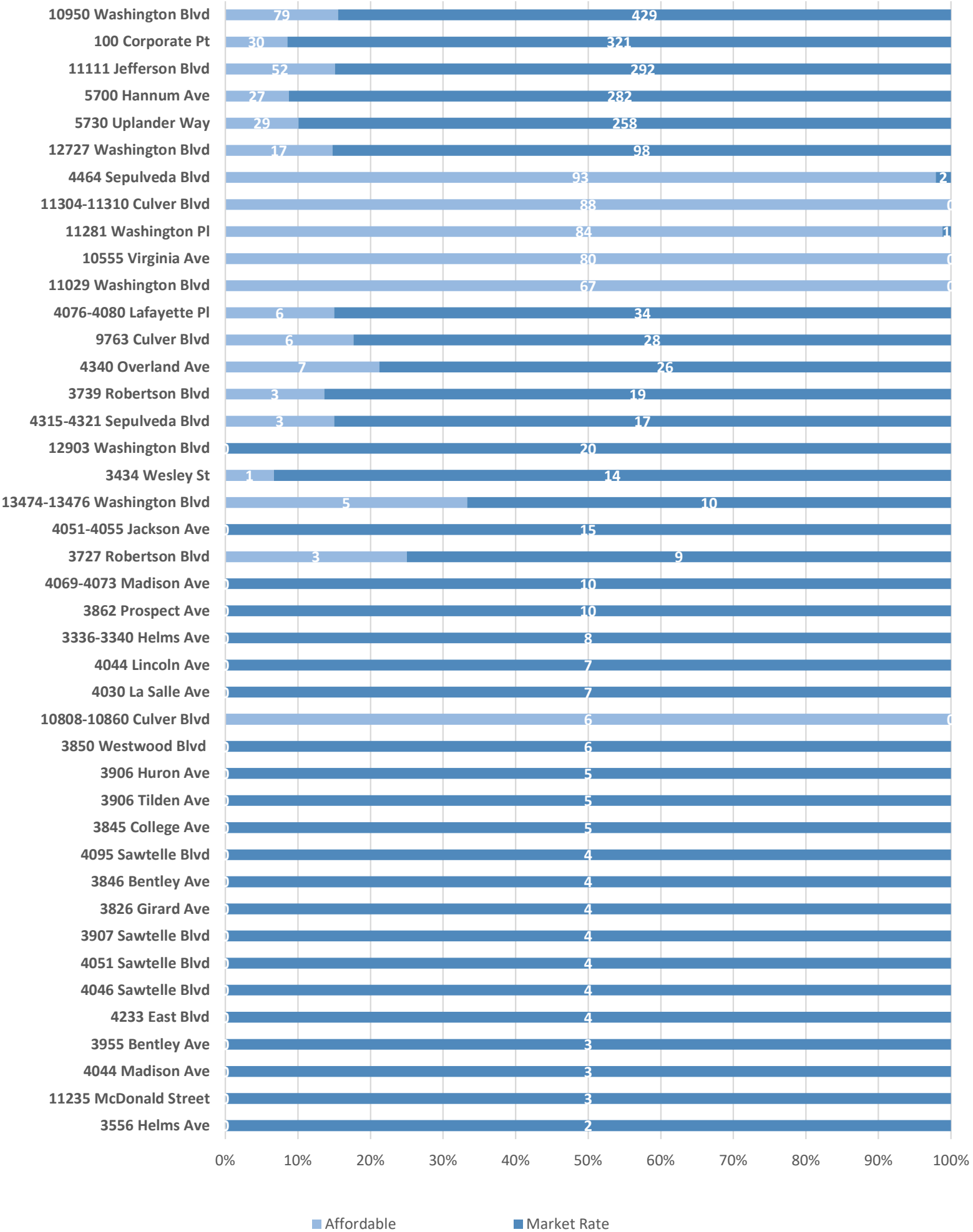
Finalled – The project has received Certificates of Occupancy, and is removed from the report.

This list is updated monthly; status and other project information current as of 09/01/2026

Total Units - 4,586



Units by Project



This list is updated monthly; status and other project information current as of 09/01/2026

Regional Housing Needs Assessment (RHNA) and Pipeline Projects				
Income Level	RHNA	Provided as of 2025 ¹	Pipeline Projects	Remaining RHNA
Very Low	1,108	83	280	745
Low	604	2	293	309
Moderate	560	6	50	504
Undetermined	-	-	177	-
Market Rate	1,069	582	3,786	+3299
Total	3,341	673	4,586	+1918
¹ Total units issued building permits between 2021-2025				