

Culver CITY

MEMORANDUM

DATE: August 12, 2024

TO: HONORABLE MAYOR MCMORRIN AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF CULVER CITY

FROM: Planning Commission, Chair Reilman, Vice Chair Menthe, and Commissioners Brissette, Carter, and Jones

SUBJECT: **2024 ACCOMPLISHMENTS AND PROPOSED ACTIVITY/ UPCOMING AGENDA ITEMS FOR THE NEXT 6 MONTHS**

CC: John Nachbar, City Manager
Mark E. Muenzer, Planning and Development Director
Emily Stadnicki, Current Planning Manager

At the July 24, 2024, regular meeting of the Planning Commission, the Commission discussed and approved the written report and authorized staff to transmit the final report to City Council for approval. The list below summarizes the Planning Commission's accomplishments during the period of January through June 2024 and provides a list of anticipated activity/upcoming agenda items for the second half of the 2024 calendar year.

January – June 2024 Accomplishments

1. Planning Commission Approvals:
 - 5880 Adams Blvd. – Site Plan Review and Administrative Modification for a 48,906 square foot (SF) office building
2. Zoning Code Amendment Recommendations of Approval to City Council:
 - Discussion of Citywide Density Bonus Ordinance Update
 - Discussion of Citywide Subdivision Ordinance Update
 - Wayfinding Kiosks on Public Property

July – December 2024 Proposed Activity/Upcoming Agenda Items

1. Projects (Entitlement applications have been submitted):
 - 5700 Hannum Ave. – Comprehensive Plan, Zoning Map Amendment, General Plan Map Amendment and Density Bonus (DOB) and Extended Hours Request for Mixed-use with 309 residential units (27 affordable) and 5,600 SF of commercial (recommendation to the City Council was made at the July 10, 2024 Planning Commission meeting)

- 13431-13463 Washington Blvd. – Conditional Use Permit (CUP) Modification for Costco fueling station relocation and expansion (July 24, 2024 Planning Commission Meeting)
 - 3556 Helms Ave. – Tentative Parcel Map for 2-unit condominium (July 24, 2024 Planning Commission Meeting)
 - 5813-5835 Washington Blvd. – Site Plan Review for 3-story, 43,000 SF office
 - 4233 East Blvd. – Site Plan Review and Tentative Parcel Map for 4-unit condo development
2. Potential Projects (Applications submitted for Preliminary Project Review):
- 9401-9449 Jefferson Blvd. – Zoning Map Amendment and General Plan Map Amendment for 4-story 250,000 SF media production site
 - 11304 Culver Blvd. – Site Plan Review and DOBI for 8-story Multifamily with 143 new units, 100% Affordable (with 54 units in Los Angeles)
 - 5757 Uplander Way – 7-story Mixed-use with 1,106 new units and 5,500 SF commercial
 - 3939 Landmark St. – CUP Modification for existing school
 - 8432 Steller Dr. - Existing industrial building to office
 - 4315-4321 Sepulveda Blvd. – 20 unit Mixed-use
 - 13474-13476 Washington Blvd. – 7-story Mixed-use partially in Culver City and partially in City of Los Angeles with 79 units (15 in Culver City) and 2,670 SF of commercial (1,800 SF in Culver City)
 - 10858 Culver Blvd. – Conformance Review for Wende Phase 3 (Affordable Housing)
 - 11132-11136 Washington Blvd. – Conditional Use Permit for daycare center
 - 10950 Washington Blvd. – Comprehensive Plan, Zoning Map Amendment, General Plan Map Amendment and DOBI for Mixed-use with 508 units
 - 11281 Washington Blvd. – 6-story Mixed-use partially in Culver City and partially in City of Los Angeles with 101 units (78 in Culver City) and 10,000 SF ground floor community space
3. Recommendations to City Council:
- General Plan Update (In progress - Advanced Planning Division lead)
 - Comprehensive Zoning Code Update (In progress - Advanced Planning Division lead)
 - Citywide Density Bonus Ordinance Update Planning Commission Recommendation and City Council adoption (In progress)
 - Citywide Subdivision Ordinance Update Planning Commission Recommendation and City Council adoption (In progress)

4. Municipal Code Amendments:

- Streamlining of Residential Developments - Objective Design Standards (In progress)
- Comprehensive Sign Code Update (In progress)
- Chapter 15.06.300 Residential Parkland In-Lieu Fee Update (In Progress – Collaboration with Finance)
- Chapter 7.05.005 Transportation Demand Management Ordinance update (In Progress – Collaboration with Public Works and Transportation (lead))