

Culver CITY

MEMORANDUM

DATE: November 13, 2024

TO: HONORABLE MAYOR O'BRIEN AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF CULVER CITY

FROM: Planning Commission, Chair Andrew Reilman, Vice Chair Darrel Menhe, and Commissioners Stephen Jones and Jennifer Carter

SUBJECT: **2024 ACCOMPLISHMENTS AND 2025 PROPOSED ACTIVITY/UPCOMING AGENDA ITEMS FOR THE NEXT 6 MONTHS**

CC: John Nachbar, City Manager

At the November 13, 2024 regular meeting of the Planning Commission, the Planning Commission discussed and approved a staff report of activity and authorized staff to transmit the final report to City Council for approval. The list below summarizes the CBC's accomplishments during the period of July through December 2024 and provides a list of anticipated activities/upcoming agenda items for the first half of the 2025 calendar year. The Planning Commission regularly meets on the second and fourth Wednesdays and met seven times from July to December 2024.

List of Accomplishments

- Project Approvals
 1. 13431-13463 Washington Boulevard – Conditional Use Permit Modification for Costco fueling station relocation and expansion
 2. 3556 Helms Avenue – Site Plan Review (SPR), Tentative Parcel Map for 2-unit condominium
 3. 5813 – 5835 Washington Boulevard – SPR for 3-story, 43,000 square foot (SF) office
 4. 4233 East Boulevard – SPR, Tentative Parcel Map for 4-unit condominium
- Zoning Code Amendments
 1. General Plan Update, Advanced Planning Division lead
 2. Comprehensive Zoning Code Update, Advanced Planning Division lead

- Recommendations to City Council
 1. 5700 Hannum Avenue – Comprehensive Plan, Zoning Map Amendment, General Plan Map Amendment, Density Bonus (DOB), and Extended Hours Request for Mixed Use with 309 residential units (27 affordable) and 5,600 SF of commercial
 2. 8809 Washington Boulevard – Amending Tract Map for Ivy Station
- Discussion items
 1. Comprehensive Sign Code Update
 2. Parks Plan; Parks, Recreation & Community Services Department lead

Scheduled Activities Plan:

- Projects (official applications have been submitted)
 1. 11469 Jefferson Boulevard – 5-story hotel with 147 rooms and two restaurant spaces
- Potential Projects (preliminary project review submitted)
 1. 9401-9449 Jefferson Boulevard – 4-story 250,000 SF media production site
 2. 11304 Culver Boulevard – 8-story Multifamily with 143 units, 100% Affordable
 3. 5757 Uplander Way – 7-story Mixed Use with 1,077 units and 5,772 SF of commercial
 4. 3939 Landmark Street – CUP Modification for existing school
 5. 4315 – 4321 Sepulveda Boulevard – 5-story Mixed Use with 20 units and 2,847 SF of commercial
 6. 10858 Culver Boulevard – Conformance Review for Wende Phase 3 (Affordable Housing)
 7. 11132 – 11136 Washington Boulevard – Conditional Use Permit for daycare center
 8. 10950 Washington Boulevard – 5-story Mixed Use with 508 dwelling units (77 affordable) and 14,000 SF of commercial
 9. 100 Corporate Point – 5-7-story Mixed Use with 351 units and 5,615 SF of commercial
 10. 11828 Washington Boulevard – 5-story Mixed Use partially in Culver City and partially in City of Los Angeles with 101 units (78 in Culver City) and 10,100 SF community space
 11. 13474-13476 Washington Boulevard – 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)
 12. 13123 Washington Boulevard – 4-story commercial building, including 1,035 SF food retail, 3,097 SF office, and 3,088 SF restaurant

(pre-preliminary project review)

1. 6201 Bristol Parkway – 6-8-story Mixed Use with 846 units and 9,200 SF commercial
 2. 5730 Uplander Way – 8-story Multifamily with 329 units
- Zoning Code Amendments/Recommendations to City Council
 1. Streamlining of Residential Developments – Objective Design Standards
 2. Citywide Density Bonus Ordinance Update
 3. ADU and Legislative Update
 4. Sign Code Update
 - Municipal Code Amendments/Recommendations to City Council
 1. Citywide Subdivision Ordinance Update – Chapter 15.10 Subdivisions
 2. TDM Ordinance Update – Collaboration with Public Works and Transportation Departments, Transportation Department lead