Culver CITY

DATE: February 12, 2024

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

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

SUBJECT: **2023 ACCOMPLISHMENTS AND 2024 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 January 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 2023 calendar year and provides a list of anticipated activities for the 2024 calendar year.

2023 Accomplishments

1. Planning Commission Approvals:
   - 4464 Sepulveda Boulevard – Tentative Parcel Map (TPM) subdivision for 95-unit apartment development
   - 8960-8966 Washington Boulevard – Site Plan Review (SPR) for 4-story 75,184 square foot (SF) office building
   - 5840 Uplander Way – Conditional Use Permit (CUP) for Preschool/Kindergarten School

2. Zoning Code Amendment Recommendations of Approval to City Council:
   - Zoning Code Clean Up - Amended various sections to clarify and ensure consistency (Accessory Residential Structures, Accessory Dwelling Units, Definitions, and Non-Conforming Structures)
   - Amended the section on Accessory Dwelling Units to comply with direction from the California Department of Housing and Community Development

3. Other Planning Commission Activities:
    - Discussion on Objective Design Standards
    - Tour of the Culver Studios Innovation Plan Development

2024 Proposed Activity/Upcoming Agenda Items

1. Projects (Entitlement applications have been submitted):
    - 10510 Culver Boulevard – SPR for 3-story 51,584 SF office building (*on hold per applicant)*
    - 5700 Hannum Avenue – Comprehensive Plan, Zoning Map Amendment, General Plan Map Amendment and Density Bonus (DOBI) for mixed-use development with 309 residential units, 27 of which will be very low income
    - 4233 East Boulevard – TPM for 4-unit condo development
    - 13431-13463 Washington Boulevard - CUP Modification for Costco fueling station relocation and expansion

2. Potential Projects (Applications submitted for Preliminary Project Review):
    - 9401-9449 Jefferson – Zoning Map Amendment and General Plan Map Amendment for 4-story 250,000 SF media production site
    - 11304 Culver Boulevard – SPR and DOBI for 89 affordable multi-family units (with 54 units in Los Angeles)
    - 10950 Washington Boulevard – Comprehensive Plan and DOBI for 5-story mixed-use with 508 units (77 affordable) and 14,000 SF commercial
    - 3939 Landmark Street – CUP Modification for existing school
    - 5813 Washington Boulevard – SPR for 3-story office, approximately 43,000 SF
    - 10858 Culver Boulevard – Conformance Review for Wende Phase 3 (Affordable Housing)
    - 3845 College Avenue – TPM 4-unit condominium
    - 3556 Helms Avenue – TPM 2-unit subdivision
    - 4315 Sepulveda Boulevard – SPR and DOBI for 5-story mixed-use with 20 units and approximately 14,000 SF commercial
    - 5880 Adams Boulevard – SPR for conversion to office from existing 24,000 SF industrial building with a 22,000 SF addition
    - 3949 Tilden Avenue – TPM for 5-unit condominium

3. Recommendations to City Council:
    - General Plan Update (In progress - Advanced Planning Division lead)
    - Comprehensive Zoning Code Update (In progress - Advanced Planning Division lead)

4. Municipal Code Amendments:
   - 2024 Annual Zoning Code Clean Up - Scheduled March 2024
   - Streamlining of Residential Developments - Objective Design Standards (In progress)
   - Affordable Housing Incentives and Density Bonus Update (In progress)
   - Chapter 15.10 Subdivisions
   - Chapter 7.05.005 Transportation Demand Management Ordinance update (In Progress – Collaboration with Public Works and Transportation (lead))
   - Chapter 15.06.300 Residential Parkland In Lieu Fee Update (In Progress – Collaboration with Finance)
   - Comprehensive Sign Code Amendment