



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

CURRENT PLANNING DIVISION

- Provide general information and assistance to the public; conduct property reports; prepare zoning confirmation letters, review applications for licenses and permits; conduct plan checks; and manage discretionary permits.

Status: Complete. As of Feb. 7, 2019 - Assisted 2,670 members of the public at the Current Planning Counter. Conducted 219 property reports. Prepared 12 zoning confirmation letters. Processed 246 applications for licenses and permits. Conducted 305 plan checks. Managed 36 discretionary permits and 165 administrative applications (ADUs, covenants, address requests, sing permits).

- Review proposed development projects and their environmental documents, proposed in adjacent jurisdictions for potential impacts to Culver City.

Status: In collaboration with Culver City Traffic Engineering Division, Current Planning staff review Notices of Intent, project descriptions, and project impacts of proposed projects in/around Los Angeles metropolitan area immediately adjacent to Culver City.

- Participate in regional/sub regional planning efforts such as coordination with Southern California Association of Government activities and the Westside Cities group.

Status: Staff level participation in Southern California Association of Government Scenario Outreach training and input for RTP/SCS scenario development process, and RHNA projections.

- Implementation and discretionary case processing associated with the Washington/National Transit Area development projects. *Strategic Plan Reference: Goal – Transportation Circulation and Reduce Traffic Congestion*

Status: Completed expanded TOD District boundaries in January 2018.

- Assist other City Departments in preparation of Environmental Review documents.

Status: Regularly assist and provide guidance to Public Works preparation and filing of environmental documentation and determinations related to capital improvement projects.

- Process Zoning Code text amendments related to the City's updated Affordable Housing Program.

Status: Housing Division has awarded four of the contracts for affordable housing studies that will require development of potential zoning text amendments.



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

- Initiate staff annual training and professional development in CEQA, Subdivision Map Act, Urban Design, and Land Use and Zoning Law.

Status: Staff attended annual California State American Planning Association conference, SCAG trainings, and conferences hosted by UCLA Luskin Center.

- Provide Advanced Planning Updates to Planning Commission.

Status: General Plan Update to be provided fourth quarter FY 2018/2019.

- Prepare planning status reports within the Accela permitting software.

Status: Coordinated with Culver City IT Dept. to develop Accela reports to evaluate Current Planning related plan check processing, and entitlement processing.

- Coordinate joint City Council and Planning Commission meetings to discuss development issues.

Status: Potential meeting date Spring 2019

- Coordinate Planning staff meeting with Culver City design professionals.

Status: First meeting held January 2019

- Coordinate Planning Commission site visits of previously entitled and built projects.

Status: Tentatively scheduled for Spring 2019.

- Provide annual report to Planning Commission on development activity.

Status: Active projects status reports provided every 3 – 4 months.

- Amend the Parkland Fee Ordinance.

Status: RFP to be issued 4th Quarter of FY 2018-2019

- Coordinate Permit Center implementation with Building Safety, Engineering and Fire Departments.

Status: Draft Current Planning Division Standard Operating Procedures completed, Permit Technician II rotation/training to Current Planning Division commences in February



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

- Town Plaza and Town Plaza Expansion – Draft outdoor vending guidelines.

Status: Ongoing.

Zoning and General Plan Amendments & Special Studies

Parking Amendments & Studies	Code Section	Quarter	Completed	Carried Over
1. ADU State Law Consistency	17.400.098	4th Quarter 17/18	X	
2. Bicycle Parking	17.320.045	1st Quarter 18/19	X	
3. Electric Vehicle Parking Standards		2nd Quarter 18/19	X	
4. Affordable Housing Parking Code Study		2nd Quarter 18/19		X
5. Website Update		2nd Quarter 18/19	X	
6. Compact Parking		3rd Quarter 18/19	X	

Signs- Commercial Area Improvements:		Quarter	Completed	Carried Over
	17.330.025.N & 17.330.020.b Table 305	2nd Quarter 18/19		X
1. Window Signs				
2. Non-conforming Signs	17.330.045.A 1 conflicts with (a) and C1	2nd Quarter 18/19		X
	17.330.025.K Table 3-6A	2nd Quarter 18/19		X
3. Temporary Banners				

Definitions of Planning and Zoning Terms & Special Studies		Quarter		
1. Short Term Rentals		4th Quarter 17/18		6/2019
2. Non-conforming Provisions	17.700.005	3rd Quarter 17/18	X	
3. Lofts / Mezzanines	17.700.005	4th Quarter 17/18	X	
4. Update Mobility Conditions		1st Quarter 18/19	X	
5. Identify other Multi-Family Design Guideline Areas		1st Quarter 18/19	X	
6. Multifamily Design Guidelines	Clarksdale	2nd Quarter 18/19		11/2019
7. Multifamily Design Guidelines	DNA	2nd Quarter 18/19		11/2019
8. Hillside Development Standards (Culver Crest)		2nd Quarter 18/19	X	
	R-1 Development Standards			
9. Mansionization Study		4th Quarter 18/19	6/2019	



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

Outdoor Dining		Quarter	Completed	Carried Over
	17.230.015			6/2019
1. Outdoor Dining in Industrial Zones	Table 2-8	4th Quarter 17/18		
2. Outdoor Dining Smoking Areas	17.400.070	4th Quarter 17/18		6/2019
Residential / Commercial / Industrial Development Standards		Quarter	Completed	Carried Over
	17.210.020			10/2019
1. Minimum Lot Area for R-2, - Codify	Table 2-3	3rd Quarter 18/19		
2. Exception to Building Height	17.300.025	3rd Quarter 18/19	X	
	17.210.020			10/2019
3. Distance between Structures on a Lot	Table 2-3	3rd Quarter 18/19		
4. Retail Smoking Establishment	17.220.015	3rd Quarter 18/19		10/2019

FISCAL YEAR 2019-20 WORK PLANS

- Provide general information and assistance to the public; conduct property reports; prepare zoning confirmation letters, review applications for licenses and permits; conduct plan checks; and manage discretionary permits.
- Review proposed development projects and related environmental documents in adjacent jurisdictions for potential impacts to Culver City.
- Participate in regional/sub regional planning efforts such as coordination with Southern California Association of Government activities and the Westside Cities group.
- Implementation and discretionary case processing associated with the Washington/National Transit Area development projects. *Strategic Plan Reference: Goal 2 – Enhance Mobility/Transportation*
 - 3727 Robertson Bl., 4-story mixed use project
 - 3710 Robertson Bl., Robertson Landing - TOD Mixed use project
 - 8740 Washington Bl., The Wesley - TOD Mixed use project
- Assist other City Departments in preparation of environmental review documents.
- Process Zoning Code text amendments related to the City's updated Affordable Housing Program. *Strategic Plan Reference: Goal 4 – Housing and Homelessness*
- Initiate staff annual training and professional development in CEQA, Subdivision Map Act, Urban Design, and Land Use and Zoning Law.
- Provide General Plan Update status reports to Planning Commission.



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

- Enhance case management reporting of Accela permitting software.
- Coordinate joint City Council and Planning Commission meetings to discuss land use and development issues.
- Coordinate Current Planning staff meeting with Culver City design professionals.
- Coordinate Planning Commission site visits of previously entitled and built projects.
- Provide annual report to Planning Commission on development activity.
- Complete the Parkland Fee Ordinance update.
- Coordinate Permit Center implementation with Building Safety, Engineering and Fire Departments.
- Develop Jefferson Corridor Mobility Improvements and Conditions of Approval for Entitlements.
Strategic Plan Reference: Goal 2 – Enhance Mobility/Transportation, and Goal 1 – Revitalization of Ballona Creek
- Case management for current projects:

PROJECT ADDRESS	DESCRIPTION
3826 Girard Ave.	4 unit condominium project
3846 Bentley Avenue	4 unit condominium project
3906 Tilden Avenue	5 unit condominium project
4404 Madison Ave.	4 unit condominium project
4225 La Salle Ave.	2 unit condominium project
4041 Sawetelle Blvd.	4 unit condominium project
4030 La Salle Ave.	4 unit condominium project
12464 Washington Place	3 unit condominium project
4116 Higuera St.	2 unit Tentative Parcel Map
4055 Jackson Ave	9 unit condominium project
4044 Madison Ave	3 unit Tentative Parcel Map
11620 Washington Blvd.	Assisted Living Addition - Vista del Sol, new 5 story/72 bed assisted living facility expansion
11141 Washington Blvd.	Assisted Living Facility - New 157 Room
3900 Sepulveda Blvd.	New Hotel, 156 rooms
11469 Jefferson Blvd	New Hotel, 150+ rooms
8740 Washington Blvd.	Mixed-use - The Wesley, 237 dwelling units, 47,640 sq. ft. of commercial floor area.
12727 Washington Blvd.	Mixed-use – 117 dwelling units, and ground floor retail (82 units Culver City, 35 units Los Angeles)



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

3727 Robertson St.	Mixed-use in IG zone, 4-story residential with ground floor commercial
3710 & 3750 Robertson Bl.	Mixed-use, Robertson Landing, Comprehensive Plan
6021 Bristol Parkway,	Mixed-use, Bristol Parkway, Comprehensive Plan
11281 Washington Pl.	Mixed-use Project with ground floor retail and 14 dwellings units; 2 low income units.
3939 Landmark St	Private School - New 2-level subterranean parking structure, 8,610 sq. ft. athletic field, and a two-story 2,024 sq. ft. classroom building
8509 Higuera St.	Private School - Interior tenant improvements to an existing 10,000 sq.ft. building for flexible instructional space and office space and new 20,000 square foot play field
11259 Washington Blvd	3-story creative office building - 8,958 sq. ft.
3512, 351, 3520 Schaefer St.	3-story creative office building - 18,500 sq. ft.
11039 Washington Blvd.	Volvo Auto Repair off site location
10828 Jefferson Blvd.	Monopine Wireless Telecom. Facility
Washington/Helms (3240 Helms Ave)	Automated parking structure (after the fact)
11248-11250 Playa Ct	Tandem parking for office conversion
10744 Washington Blvd.	Car stacker
4060 Ince Blvd	Tandem parking related to an office conversion
4333 Sepulveda Blvd	Tandem parking and stall dimension reduction associated with commercial building addition (2,971 sq. ft.) and tenant improvements
10950 Washington Blvd	Parking stackers and tandem parking
4013 Sawtelle Blvd	Tandem parking to facilitate a new 4,518 sq. ft. medical office building
5977 Washington Blvd	48 car Stacker to serve as off-site parking for 5965 Washington Blvd

Zoning and General Plan Amendments & Special Studies

Amendments & Studies	Code Section	Quarter
1. Mixed Use Land Use Update: Hotel & SRO	17.400.065	1st Quarter 19/20
2. Identify Other Multi-Family Design Guidelines		1st Quarter 19/20
3. Short Term Rentals		1st Quarter 19/20
4. Affordable Housing Parking Code Study		2nd Quarter 19/20
5. Complete Clarksdale & DNA Multi-Family Design Guidelines		2nd Quarter 19/20
9. Outdoor Dining in Industrial Zones	17.230.015 Table 2-8	3rd Quarter 19/20
10. Outdoor Dining Smoking Areas	17.400.070	3rd Quarter 19/20
11. Distance between Structures on a Lot	17.210.020 Table 2-3	3rd Quarter 19/20
12. Retail Smoking Establishment	17.220.015	3rd Quarter 19/20
6. Window Signs	17.330.025.N & 17.330.020.b	4th Quarter 19/20
	Table 305	
7. Non-conforming Signs	17.330.045.A	4th Quarter 19/20



COMMUNITY DEVELOPMENT

2019-20
PROPOSED BUDGET

RESP. MGR.: SOL BLUMENFELD

	1 conflicts with (a) and C1	
8. Temporary Banners	17.330.025.K Table 3-6A	4th Quarter 19/20

DRAFT