

# Culver CITY

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## MEMORANDUM

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**DATE:** August 23, 2022

**TO:** HONORABLE MAYOR LEE AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF CULVER CITY

**FROM:** Chair Nancy Barba and Vice Chair Agosta, Commissioner Reilman, Commissioner Carter and Commissioner Jones

**SUBJECT:** **Planning Commission 2021 Accomplishments and 2022 Work Plans**

**CC:** John Nachbar, City Manager

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Below is a summary of the Planning Commission's accomplishments during the 2021 calendar year and provides a list of anticipated activities for the 2022 calendar year defined in the Community Development Department's work plans that correspond to the responsibilities and duties of the Planning Commission defined by the CCMC and approved by the Planning Commission on August 10, 2022.

### **2021 Accomplishments**

- Approvals:
  1. 4044 Madison Avenue - ASPR, TPM & Exceptions to Certain Subdivision Requirements (3-unit townhome development)
  2. 4095 Sawtelle Boulevard- ASPR & TPM (4-unit Condo development)
  3. 11469 Jefferson Boulevard - CUP & AUP (5-story, 175-room boutique hotel)
  4. 10000 Washington Boulevard – Modification to SPR (change of use)
  5. 9300 Lucerne Avenue – TPM (2-unit condo)
  6. 3828 Delmas Terrace- Modification to SPR (relocation of existing ER Department)
  7. Adopt Standard Conditions of Approvals for Discretionary Projects
  8. 10202 Washington Boulevard – Conformance Review to Adopted Comprehensive Plan (Sony Pictures Entertainment Adaptive Reuse Scenic Arts Office Project)
  
- Recommendations to City Council:
  1. Zoning Code Amendment to Clarify Development Standards for the R-1 zones, ADUs and Micro-Units.
  2. 10808-10860 Culver Boulevard – Wende Comprehensive Plan Amendment (3-story, 7,022 SF community center, 6 dwelling units and community garden)

3. 11111 Jefferson Boulevard – Zoning Map Amendment, Comprehensive Plan, TMP, DOBI, AUP (5-story mixed use development with affordable and workforce housing)
  4. Housing Element Updates (Completed November 30, 2021)
- Policy Discussions:
    1. General Plan Update Land Use Strategies Joint Study Sessions
    2. Comprehensive Update to Zoning Code Requirements regarding On-Site Parking Requirements
    3. Residential and Multi-family Streamlining Process

### **2022 Work Plan**

- Projects (acted upon applications or deemed complete)
  1. 9925 Jefferson Boulevard – SPR (51,178 SF Office Building) - Approved
  2. 5861-5863 Washington Boulevard – SPR, Administrative Modification, AUP (2-story 16,900 SF Office Building) - Approved
  3. 11039 Washington Boulevard - CUP, AUP (Vehicle Repair Bays) - Approved
  4. 8902 Hubbard Street -TPM & Exception to Subdivision requirements (2-unit townhomes) - Approved
  5. 4164 & 4170 Lincoln Avenue - TPM (2 two-unit condo developments)- Approved
  6. 3430 McManus Avenue - CUP (Echo Horizon School) - Approved
  7. 3826 Girard Avenue - TPM (4-unit condo development) - Approved
  8. 3800 Sepulveda Boulevard - CUP (Beyond Hello Cannabis Retailer) - Approved
  9. 8631-8635 Hayden Place – SPR, AUP (244,000 SF Office Building) - Approved
  10. 9763 Culver Boulevard – SPR, DOBI (Culver Theatre Residences Mixed Use Development w/ 34 units) – Scheduled for 8/10/2022
  11. 12727 Washington Boulevard – SPR, DOBI (mixed use w/ 104 units) - Tentatively Scheduled for 8/24/2022
- Potential Projects – 24 inquiries for projects requiring an entitlement from Planning Commission or a recommendation from Planning Commission to City Council for approval.
- Recommendations to City Council
  1. 9763 Culver Boulevard – DOBI (Culver Theatre Residences)
  2. 12727 Washington Boulevard – DOBI ( Mixed Use Development)
  3. 8825 National Boulevard- Apple TOD Comprehensive Plan, Zone Change and EIR
  4. Housing Element Update (Completed January 6, 2022)
  5. In-Lieu Parkland Fee Ordinance Update
- Zoning Code Amendments
  1. 11039 Washington Boulevard - Zoning Change (related to approved CUP for Auto Repair) - completed
  2. Downtown Ground Floor Retail Uses - completed
  3. Emergency Shelter Revision - completed
  4. Comprehensive On-Site Parking Requirements Update
  5. TDM Ordinance Update – Collaboration with Public Works and Transportation Departments.
  6. Streamlining of Residential Developments – Objective Design Standards
  7. Affordable Housing Overlay Zone