

Culver CITY

MEMORANDUM

DATE: February 8, 2023

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

FROM: Planning Commission, Chair Barba and Vice Chair Ogosta, Commissioner Reilman, Commissioner Carter and Commissioner Jones

SUBJECT: 2022 ACCOMPLISHMENTS AND 2023 PROPOSED ACTIVITY/UPCOMING AGENDA ITEMS FOR THE NEXT 6 MONTHS

CC: John Nachbar, City Manager

Below is a summary of the Planning Commission's accomplishments during the 2022 calendar year and provides a list of anticipated activities for the 2023 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 February 8, 2023.

2022 Accomplishments

- Approvals:
 1. 9925 Jefferson Boulevard – SPR (51,178 SF Office Building)
 2. 5861-5863 Washington Boulevard – SPR, Administrative Modification, AUP (2-story 16,900 SF Office Building)
 3. 11039 Washington Boulevard - CUP, AUP (Vehicle Repair Bays)
 4. 8902 Hubbard Street -TPM & Exception to Subdivision requirements (2-unit townhomes)
 5. 4164 & 4170 Lincoln Avenue - TPM (2 two-unit condo developments)
 6. 3430 McManus Avenue - CUP (Echo Horizon School)
 7. 3906 Huron Avenue- TTM (5-unit condo development)
 8. 12300 Washington Boulevard- SPR (4-story 11,100 SF Office Building)
 9. 3826 Girard Avenue - TPM (4-unit condo development)
 10. 3800 Sepulveda Boulevard - CUP (Beyond Hello Cannabis Retailer)
 11. 9763 Culver Boulevard–SPR, DOBI (Culver Theatre Residences Mixed Use Development w/ 34 units)
 12. 8631-8635 Hayden Place – SPR, AUP (244,000 SF office building)
 13. 12727 Washington Boulevard – SPR, DOBI (mixed use w/ 104 units)

14. 3817-3855 Watseka Avenue- SPR (4-story 145,751 SF office building)
 15. 4051 & 4055 Jackson Avenue- SPR Modification (9-unit townhome development)
 16. 4168 Mildred Avenue- TPM (2-unit condominium project)
 17. 8570 National Boulevard- SPR, AUP, Admin Mod (3-story office building)
- Recommendations to City Council:
 1. 2021-2029 Housing Element Update
 2. 9763 Culver Boulevard – DOBI (Culver Theatre Residences)
 3. 12727 Washington Boulevard – DOBI (Mixed Use Development)
 4. 8825 National Boulevard- Comprehensive Plan, Zone Change and EIR (Crossing Campus Offices)
 - Zoning Code Amendments
 1. 11039 Washington Boulevard – Zone Change (related to approved CUP for auto repair)
 2. Downtown Ground Floor Retail Uses
 3. Emergency Shelter Revision
 4. Comprehensive On-Site Parking Requirements Update

2023 Work Plan

- Projects (Official applications have been submitted)
 1. 4464 Sepulveda –TPM (SB 35 Mixed-use project – 95 affordable units and church) – approved 1/25/23
 2. 4233 East Boulevard – TPM (4-unit condo development) (TBD)
 3. 10510 Culver Boulevard – SPR (3-story 51,584 office building) (TBD)
 4. 8960-8966 Washington Boulevard- SPR (4-story 75,184 SF office building) (TBD)
 5. 13431-13463 Washington- CUP Mod (Costco fueling station relocation and expansion) (TBD)
- Potential Projects (preliminary project review)
 1. 5700 Hannum – Comprehensive Plan, Zoning Map Amendment, General Plan Map Amendment, DOBI (mixed use development w/ 330 units) (TBD- 2023/2024)
 2. 9401-9449 Jefferson – Zoning Map Amendment, General Plan Map Amendment (4-story 250,000 SF media production site) (TBD- 2023/2024)
 3. 5840 Uplander – CUP (Preschool/Kindergarten School) – (TBD)
- Recommendations to City Council
 1. General Plan Update (In progress- *Advanced Planning lead*)
 2. Comprehensive Zoning Code Update (scheduled to begin March 2023- *Advanced Planning lead*)
- Zoning Code Amendments
 1. 2023 Annual Zoning Code Clean Up – scheduled 2/8/23
 2. Streamlining of Residential Developments – Objective Design Standards (In progress)
 3. Number Permit Extensions Allowed (Chapter 17.595)
 4. Affordable Housing Overlay Zone (scheduled to begin March 2023)
 5. TDM Ordinance Update – Collaboration with Public Works and Transportation Departments (In progress- *Transportation Dept. lead*)