



ATTACHMENT NO. 7

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232

SOL BLUMENFELD

Community Development Director

(310) 253-5710

FAX (310) 253-5721

November 13, 2017

Mr. Dolan Daggett
Eric Owen Moss Architects
8557 Higuera Street
Culver City, CA 90232

NOTICE OF DECISION: EXTENSION OF TIME REQUEST FOR SITE PLAN REVIEW, SPR P-2008047 – CONJUNCTIVE POINTS WARNER DEVELOPMENT, LLC ("CPWD")

8511 Warner Drive, in the Industrial General (IG) Zone

Dear Mr. Daggett:

On October 20, 2017 you submitted a timely request for an extension of Site Plan Review, SPR P-2008047 for construction of a parking structure with 775 parking spaces, 41,520 square feet of retail space, and 10,000 square feet of restaurant space within a five level, 43 foot high development (the "Project") approved by the City Council on August 3, 2009 (the "Entitlement"). Seven one-year extensions to the Entitlement have been granted to date.

Request for Extension

Pursuant to Culver City Municipal Code (CCMC) Section 17.595.030.D.2, the burden of proof is on the applicant to establish, with substantial evidence, that the zoning approval should be extended. This Section further states that, upon a determination that the applicant has made a good faith effort to establish the permit, the Directory may extend the time to establish an approved permit for up to an additional 12 months.

Decision

In your latest request you have indicated that it has not been possible to secure tie-back agreements with neighboring property owners which has prevented you from going forward on the Project. Your letter represents that without these agreements there can be no installation of tie-backs to commence shoring and excavation for the Project. You further indicate in your letter that over the past year your development team has not finalized its approach to project dewatering, and that you are now reconsidering developing the lowest parking level and further evaluating market trends and additional parking constructed in the Hayden Tract, since the Project's original August 3, 2009 entitlement.

November 7, 2017
Extension Request - SPR P-2008047
8511 Warner Drive

Given the above noted uncertainties regarding the establishment of the approved project entitlements, as well as the fact that the City has approved seven prior one-year extensions and the Zoning Code is unclear as to how many extensions may be granted for a project, I do not believe I can administratively grant an additional extension at this time and have determined to refer your request to the Planning Commission for review. We will be scheduling the Planning Commission meeting regarding your request for extension of your development permit in January or February 2018.

We will provide you a formal Notice of Pending Planning Commission action on your request for an eighth extension, at least 21 days before the meeting date. If you have any questions please contact Michael Allen, Planning Manager, at (310) 253-5727 and Jose Mendivil, Associate Planner at (310) 253-5757.

Sincerely:



Sol Blumenfeld,
Community Development Director

Copy: Decision Letter Binder
Case File