



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.



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- 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



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- 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 | |



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| Outdoor Dining | | Quarter | Completed | Carried Over |
|---|-------------------------|-------------------|-----------|--------------|
| 1. Outdoor Dining in Industrial Zones | 17.230.015 Table 2-8 | 4th Quarter 17/18 | | 6/2019 |
| 2. Outdoor Dining Smoking Areas | 17.400.070 | 4th Quarter 17/18 | | 6/2019 |
| Residential / Commercial / Industrial Development Standards | | Quarter | Completed | Carried Over |
| 1. Minimum Lot Area for R-2, - Codify | 17.210.020 Table 2-3 | 3rd Quarter 18/19 | | 10/2019 |
| 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.



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- 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) |



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|-----------------------------------|---|
| 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

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

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