



COMMUNITY DEVELOPMENT

RESP. MGR.: SOL BLUMENFELD

The Community Development Department guides the development of the City and is comprised of seven divisions which include Administration, Building Safety, Current Planning, Economic Development, Enforcement Services, Housing, and Advance Planning. Each Division plays a separate but mutually supporting role in community building to carry out the mission of the department.

FISCAL YEAR 2019/2020 WORK PLANS

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: On track to complete annual projections of 1. Assisting 4,800 members of the public at the front counter, conduct 350 property reports, prepare 24 zoning confirmation letters, review 414 applications for licenses and permits, conduct 1009 plan checks, and manage 202 discretionary permits.

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

Status: Ongoing review of proposed development projects and related environmental documents for project located in Los Angeles and abutting jurisdictions for potential impacts to Culver City, and coordination with Culver City Traffic Engineering for analysis of traffic impacts.

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

Status: Ongoing participation in regional/sub regional planning efforts including coordination with Southern California Association of Government activities related to the development and establishment of the 7th cycle Regional Housing Needs Assessment.

- Implementation and discretionary case processing associated with the Washington/National Transit Area development projects. *Strategic Plan Reference: Goal 2 – Enhance Mobility/Transportation*

1. 3727 Robertson Bl., 4-story mixed use project
2. 3710 Robertson Bl., Robertson Landing - TOD Mixed use project
3. 8740 Washington Bl., The Wesley - TOD Mixed use project



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Status: 3727 Robertson Bl. Expected public hearings before end of 2019-2020 FY, both 3710 Robertson Bl. And 8740 Washington Bl. Projects have been withdrawn.

- Assist other City Departments in preparation of environmental review documents.

Status: On-going coordination with Public Works on preparation of environmental review documents related to City Council action related to capital improvement projects.

- Process Zoning Code text amendments related to the City's updated Affordable Housing Program. *Strategic Plan Reference: Goal 4 – Housing and Homelessness*

Status: On-going, adopted zoning code text amendments including micro-studio units, accessory dwelling units, corporate housing, and inclusionary housing before end of 2019-2020 FY.

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

Status: On-going, Current Planning staff attended California American Planning Association Chapter annual conference, California Association of Environmental Professionals 2019 CEQA Essentials Workshop, UCLA Planning Law Extension Course, Planning Technician obtained American Certified Institute of Certified Planner Candidate designation.

- Provide regular General Plan Update status reports to Planning Commission.

Status: On-going, Advance Planning provided brief update to Planning Commission, updates and involvement to increase as GPU progresses.

- Enhance case management reporting of Accela permitting software.

Status: On-going, completed development of Accela reporting to track and manage plan check processing, project status and updates, and evaluation of case management workflow processing time, progress and fees.

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

Status: On-going, City Council and Planning Commission held joint study session May 8, 2019 regarding Single Family Development Design Study, will happen annually in May 2020.

- Coordinate Current Planning staff meeting with Culver City design professionals.



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Status: On-going as part of Comprehensive General Plan Update.

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

Status: On-going, Planning Commission site visit held annually May 2020.

- Provide annual report to Planning Commission on development activity.

Status: On-going.

- Complete the Parkland Fee Ordinance update.

Status: To be completed before June 2020.

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

Status: On-going collaboration on Permit Center implementation including rotation and cross training of Technicians between Building and Safety, Fire, and Public Works, and draft Standard Operating Procedures.

- Develop Jefferson Corridor Mobility Improvements. *Strategic Plan Reference: Goal 2 – Enhance Mobility/Transportation, and Goal 1 – Revitalization of Ballona Creek*

Status: On-going, completed draft conditions of approval for pending and future development projects along Jefferson corridor related to mobility improvements, landscaping, lighting, and access to the Ballona Creek bike path.

- Case management for current projects:

Status: Annotated below.



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PROJECT ADDRESS	DESCRIPTION	STATUS
3826 Girard Ave.	4 unit condominium project	Expected Q4
3846 Bentley Avenue	4 unit condominium project	Complete
3906 Tilden Avenue	5 unit condominium project	Expected Q4
4404 Madison Ave.	4 unit condominium project	Withdrawn
4225 La Salle Ave.	2 unit condominium project	Complete
4041 Sawtelle Blvd.	4 unit condominium project	Expected Q4
4030 La Salle Ave.	4 unit condominium project	Expected Q4
12464 Washington Place	3 unit condominium project	Complete
4116 Higuera St.	2 unit Tentative Parcel Map	Complete
4055 Jackson Ave	9 unit condominium project	Expected Q4
4044 Madison Ave	3 unit Tentative Parcel Map	Expected Q4
11620 Washington Blvd.	Assisted Living Addition - Vista del Sol, new 5 story/72 bed assisted living facility expansion	Withdrawn
11141 Washington Blvd.	Assisted Living Facility - New 157 Room	Complete
3900 Sepulveda Blvd.	New Hotel, 156 rooms	Expected Q4
11469 Jefferson Blvd	New Hotel, 150+ rooms	Complete
8740 Washington Blvd.	Mixed-use - The Wesley, 237 dwelling units, 47,640 sq. ft. of commercial floor area.	Withdrawn
12727 Washington Blvd.	Mixed-use – 117 dwelling units, and ground floor retail (82 units Culver City, 35 units Los Angeles)	Expected Q4
3727 Robertson St.	Mixed-use in IG zone, 4-story residential with ground floor commercial	Expected Q4
3710 & 3750 Robertson Bl.	Mixed-use, Robertson Landing, Comprehensive Plan	Withdrawn
6021 Bristol Parkway,	Mixed-use, Bristol Parkway, Comprehensive Plan	Withdrawn
11281 Washington Pl.	Mixed-use Project with ground floor retail and 14 dwellings units; 2 low income units.	Complete/Expired
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	Complete
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	Complete
11259 Washington Blvd	3-story creative office building - 8,958 sq. ft.	Complete
3512, 351, 3520 Schaefer St.	3-story creative office building - 18,500 sq. ft.	Complete
11039 Washington Blvd.	Volvo Auto Repair off site location	Expected Q4
10828 Jefferson Blvd.	Monopine Wireless Telecom. Facility	Withdrawn
Washington/Helms (3240 Helms Ave)	Automated parking structure (after the fact)	Expected Q4
11248-11250 Playa Ct	Tandem parking for office conversion	Complete



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10744 Washington Blvd.	Car stacker	Expected Q4
4060 Ince Blvd	Tandem parking related to an office conversion	Complete
4333 Sepulveda Blvd	Tandem parking and stall dimension reduction associated with commercial building addition (2,971 sq. ft.) and tenant improvements	Complete
10950 Washington Blvd	Parking stackers and tandem parking	Complete
4013 Sawtelle Blvd	Tandem parking to facilitate a new 4,518 sq. ft. medical office building	Complete
5977 Washington Blvd	48 car Stacker to serve as off-site parking for 5965 Washington Blvd	Pending

Zoning and General Plan Amendments & Special Studies

Amendments & Studies	Code Section	Quarter
1. Mixed Use Land Use Update: Hotel & SRO	17.400.065	Complete 4 th Q 19/20
2. Identify Other Multi-Family Design Guidelines		Complete
3. Short Term Rentals		Pending
4. Affordable Housing Parking Code Study		Carryover FY 20/21
5. Complete Clarksdale & DNA Multi-Family Design Guidelines		Complete 4 th Q 19/20
6. Outdoor Dining in Industrial Zones	17.230.015 Table 2-8	Complete 4 th Q 19/20
7. Outdoor Dining Smoking Areas	17.400.070	Complete 4 th Q 19/20
8. Distance between Structures on a Lot	17.210.020 Table 2-3	Complete 4 th Q 19/20
9. Retail Smoking Establishment	17.220.015	Complete 4 th Q 19/20
10. Comprehensive Sign Regulation Update		Pending RFP Issuance
11. Comprehensive Parking Standards Update (unbundled parking, parking maximums)		Carryover FY 20/21
12. Mansionization R-2 Zone Study	17.210.020	Carryover FY 20/21
13. Special and Temporary Event Centers		Completed
14. Roof Mounted Height Projections		Completed
15. Non-Conforming Provisions (Single Family)		Completed
16. Hillside Overlay Zoning (Culver Crest)		Completed
17. 2019 ADU Clean-up		Completed
18. Child Day Care Centers in Industrial Zones		Completed
19. Micro Units in Residential and Mixed-Use Projects		Completed
20. Single Family Design Standards Update		Complete 4 th Q 19/20
21. Fitness Studio Parking Ratio Update		Complete 4 th Q 19/20
22. EV and Compact Parking Standards		Completed
23. Lofts / Mezzanines		Completed
24. Beverage Tasting Rooms		Completed

SERVICE AREA: COMMUNITY DEVELOPMENT



**2020/2021
PROPOSED BUDGET**

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FISCAL YEAR 2020/2021 WORK PLANS

CURRENT PLANNING DIVISION