



# City of Culver City

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## Staff Report

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**File #:** 24-667, **Version:** 1

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**PC - (1) Discussion of Draft Written Report to City Council Regarding Planning Commission's 2023 Accomplishments and 2024 Proposed Activity/Upcoming Agenda Items for the Next Six Months; (2) Authorize Transmittal to City Council**

**Meeting Date:** January 24, 2024

**Contact Person/Dept:** Emily Stadnicki, Current Planning Manager

**Phone Number:** (310) 253-5727

**Fiscal Impact:** Yes ☐ No ☒

**General Fund:** Yes ☐ No ☒

**Public Hearing:** ☐ **Action Item:** ☒ **Attachments:** ☒

**Public Notification:** (E-Mail) Meetings and Agendas - Planning Commission (01/19/2023);

**Department Approval:** Mark Muenzer, Planning and Development Director (1/18/2024)

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### **RECOMMENDATION**

Staff recommends that the Planning Commission (1) discuss and approve the proposed Planning Commission list of accomplishments for the 2023 calendar year and the Planning Commission's proposed activity/upcoming agenda items for the 2024 calendar year; and (2) authorize transmittal to City Council.

### **BACKGROUND**

The Culver City Charter provides the City Council of Culver City with the authority, by ordinance, to establish and abolish Commissions, Boards or Committees as it may determine, from time to time, to be necessary for the effective and efficient governance of the City. The Culver City Municipal Code (CCMC) Section 3.03.005 establishes the Planning Commission and Section 3.05.400 establishes the Commission's powers and duties as the following:

- A. After a public hearing thereon, recommend to the City Council the adoption, amendment or repeal of the General Plan, or any part thereof, for the physical development of the City.
- B. Exercise such control over zoning, land subdivisions and building as is granted to it by the City Council and by the laws of the State of California;
- C. Make recommendations concerning proposed public works and for the clearance and rebuilding of blighted or substandard areas within the City and public improvement in general;
- D. Upon the direction of the City Council, issue Orders to Show Cause why use permits, exceptions or variances granted should not be revoked for violation and to hold necessary

hearings, transmitting findings and recommendations to City Council. A person aggrieved by the action of the Commission may appeal to the City Council by filing a notice of appeal in accordance with the appeal procedures and within the time limits set forth in Chapter

17.640 <[https://codelibrary.amlegal.com/codes/culvercity/latest/culvercity\\_ca/0-0-0-58276](https://codelibrary.amlegal.com/codes/culvercity/latest/culvercity_ca/0-0-0-58276)> of this Code; and

E. Perform such other duties, not inconsistent with the City Charter or this Code, as may be prescribed by ordinance, resolution, City Council Policy or other City Council action.

Zoning Code Section 17.600.15 includes in the Commission's duties and functions listed above, the following:

- (1) The review and final decision on development projects and related environmental documents; and
- (2) The recommendations, to the Council for final decision, on Development Agreements, General Plan Amendments, Specific Plans, Zoning Map/Code Amendments, and other applicable environmental documents, policy, or ordinance matters related to the City's planning process; and
- (3) That functions listed above shall be performed in compliance with 17.500.010 (Authority for Land Use and Zoning Decisions), Table 5-1 (Review Authority) and the California Environmental Quality Act (CEQA).

City of Culver City Council Policy Statement Policy Number 3002 was issued and took effect on May 10, 2021 by Resolution No. 2021-R040 to provide general guidelines for the City's Commissions, Boards and Committees (CBC), as well as to representatives appointed to outside agencies and boards. In Section VI. Commission, Board and Committee Interaction with City Council, the policy requires that "Periodically, but not less than biannually, each CBC shall submit to the City Council a written report on their respective activities."

## **ANALYSIS/DISCUSSION**

The analysis below summarizes the Planning Commission's accomplishments during the 2023 calendar year and provides a list of anticipated activities for the 2024 calendar year defined in the Planning and Development Department's work plans that correspond to the responsibilities and duties of the Planning Commission defined by the CCMC.

### ***2023 Accomplishments***

- Project Approvals
  1. 4464 Sepulveda Boulevard - Tentative Parcel Map (TPM) subdivision for 95-unit apartment development
  2. 8960-8966 Washington Boulevard - SPR for 4-story 75,184 SF office building
  3. 5840 Uplander Way - Conditional Use Permit (CUP) for Preschool/Kindergarten School)
- Zoning Code Amendments/ Recommendations to City Council
  1. 2023 Annual Zoning Code Clean Up (02/08/23)

### ***2024 Proposed Activity/Upcoming Agenda Items***

- Projects (Official applications have been submitted)
  1. 10510 Culver Boulevard - Site Plan Review (SPR) for 3-story 51,584 SF office building
  2. 5700 Hannum Avenue - Comprehensive Plan, Zoning Map Amendment, General Plan Map Amendment and Density Bonus (DOBI) for mixed-use development with 330 residential units

- Potential Projects (preliminary project review)
  1. 9401-9449 Jefferson - Zoning Map Amendment and General Plan Map Amendment for 4-story 250,000 SF media production site
  2. 4233 East Boulevard - TPM for 4-unit condo development
  3. 13431-13463 Washington Boulevard - CUP Modification for Costco fueling station relocation and expansion
  4. 11304 Culver Boulevard - SPR and DOBI for 89 multi-family units (with 54 units in LA)
  5. 10950 Washington Boulevard - Comprehensive Plan and DOBI for 5-story mixed-use with 508 units (77 affordable) and 14,000 SF commercial
  6. 3939 Landmark Street - CUP Modification for existing school
  7. 5813 Washington Boulevard - SPR for 3-story office, approx. 43,000 SF
  8. 10858 Culver Boulevard - Conformance Review for Wende Phase 3 (Affordable Housing)
  9. 3845 College Avenue - TPM 4-unit condominium
  10. 3556 Helms Avenue - TPM 2-unit subdivision
  11. 4315 Sepulveda Boulevard - SPR and DOBI for 5-story mixed-use with 20 units and approx. 14,000 SF commercial
  12. 5880 Adams Boulevard - SPR for conversion to office from existing 24,000 SF industrial building and 22,000 SF addition
  13. 3949 Tilden Avenue - TPM for 5-unit condominium
- Recommendations to City Council
  1. General Plan Update (In progress - Advanced Planning Division lead)
  2. Comprehensive Zoning Code Update (In progress - Advanced Planning Division lead)
- Zoning Code Amendments
  1. 2024 Annual Zoning Code Clean Up - Scheduled March 2024
  2. Streamlining of Residential Developments - Objective Design Standards (In progress)
  3. Affordable Housing Incentives and Density Bonus Update (In progress)
  4. TDM Ordinance Update - Collaboration with Public Works and Transportation Departments (In progress - Transportation Dept. lead)
- Municipal Code Amendments
  1. Chapter 15.10 Subdivisions (TBD)

## **ATTACHMENTS**

1. City of Culver City Council Policy Statement Policy Number 3002.

## **MOTION**

That the Planning Commission:

1. Discuss the Work Plan report;
2. Establish the workplan; and
3. Authorize transmittal to City Council.