



PLANNING AND DEVELOPMENT  
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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October 17, 2024

Marcos Velayos  
Park and Velayos LLP  
801 South Figueroa Street, Suite 450  
Los Angeles, California 90017

**RE: NOTICE OF DECISION - EXTENSION OF TIME, P2024-0244-ET**  
3817-3855 Watsoka Avenue, in the Mixed Use Downtown (MU-D) Zone

Dear Marcos Velayos:

The Current Planning Division received your October 4, 2024, request to extend Site Plan Review, P2022-0190-SPR, approved on October 19, 2022 (the "entitlements"). The entitlements permit the construction of a new 145,831 square foot, four-story office building (the "Project"). The Extension of Time request is **approved**, and the subject entitlement is extended to **October 19, 2025**.

### Findings

In considering your request, the following findings were made:

1. On October 19, 2022, the Planning Commission adopted Resolution No. 2022-P018, approving Administrative Site Plan Review, P2022-0190-SPR subject to conditions of approval.
2. Pursuant to Exhibit B Standard Code Requirement No. 2 of the Resolution, the entitlement expiration is one year from the date of final Project approval unless the Applicant files a written request for an extension. The final Project approval date is October 19, 2022.
3. On December 22, 2022, Building Plan Check No. B22-1028 was created to begin review of the project. The Building Permit is currently in plan check.
4. On October 3, 2023, the Current Planning Division received the request for an extension to the entitlement. An Extension of Time was granted on October 26, 2023, extending entitlements to October 19, 2024.
5. Effective October 9, 2024, the zoning regulations in Culver City underwent revisions. However, at the time the applicant submitted their request, the prior zoning code remained in effect. Consequently, no additional conditions or modifications were required for the approval of the application.

6. The applicant formally requested a second extension on October 4, 2024. Citing the adverse impact of deteriorating market conditions within the commercial office sector and escalating interest rates, the applicant explained that these factors have significantly hindered their progress.

### **Analysis**

Pursuant to CCMC Section 17.595.030.D.2 of which the entitlement was approved under: “The burden of proof is on the applicant to establish, with substantial evidence that the zoning approval should be extended. Upon determination that the applicant has made a good faith effort to establish the permit, the Director may extend the time to establish an approved permit for up to an additional 12 months, unless the conditions of approval authorize longer extensions...”

According to the extension of time request, the owner needs additional time to process the development plans due to a rise in interest rates and deterioration in market, lending, and commercial office conditions. The applicant team has made a good faith effort to continue with plan check since the entitlement was originally approved.

### **Decision**

Based on the above considerations, analysis, and the administrative authority provided in CCMC 17.595.030.D2, the entitlement is hereby approved through October 19, 2025, subject to the conditions of approval as stated in Resolution No. 2022-P018 and subject to any applicable new Planning and Zoning Code regulations that may come into effect prior to final map approval.

### **Environmental Determination**

Pursuant to the California Environmental Quality Act guidelines, a Class 32 Categorical Exemption, Section 15332 (In-Fill Development Project) finding, was adopted by the Planning Commission on October 19, 2022, which determined that the Project will not have a significant adverse impact on the environment and that a Categorical Exemption finding was appropriate. The extension request is within the scope of the adopted Categorical Exemption and the circumstances under which the Categorical Exemption was prepared have not significantly changed and no new significant information has been found that would impact the Categorical Exemption. Therefore, no additional environmental analysis is required.

### **Appeal**

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of the date of approval, at 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, staff will notify you. If you have any questions, please contact William Kavadas, Assistant Planner at (310) 253-5706 or [william.kavadas@culvercity.org](mailto:william.kavadas@culvercity.org).

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Approved By:



Mark E. Muenzer  
Planning and Development Director

Enclosures: Extension of Time Request Correspondence October 4, 2024

Copy: Timothy Koutsouros, Building Official  
Emily Stadnicki, Current Planning Manager  
Dave Montgomery, Fire Prevention Specialist  
Sammy Romo, Senior Civil Engineer  
Case File