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PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

May 2, 2024

Greg Reitz
Rethink Culver LLC
9812 Washington Boulevard
Culver City, CA 90232

RE: NOTICE OF DECISION – EXTENSION OF TIME, P2024-0061-ET
9763 Culver Boulevard in the Commercial Downtown (CD) Zone.

Dear Greg Reitz:

The Current Planning Division received your request on March 24, 2024, to extend the entitlements of Site Plan Review, P2022-0178-SPR, and Density and Other Bonus Incentive, P2022-0178-DOBI (the “entitlements”), allowing construction of a 3 to 4 level, mixed-use project, with 2,725 SF of new ground floor commercial space and 34 residential units that include 2 Very Low-Income and 4 Workforce units (the “Project”) at 9763 Culver Boulevard (the “Project Site”). The Extension of Time request is **approved**, and the subject entitlement is extended to **September 19, 2025**.

Findings

In considering your request, the following findings were made:

1. On August 10, 2022, the Planning Commission approved the entitlements, subject to all conditions of Planning Commission Resolution No. 2022-P015.
2. On September 12, 2022, the City Council approved a Disposition and Development Agreement (DDA) requiring development of a mixed-use project with a ground floor arts related use and residential units above that include affordable units at the Project Site.
3. On September 19, 2022, the City Council approved the entitlements allowing the Project to be built.
4. On July 27, 2023, the Applicant applied for an extension to the entitlement to allow adequate time to revise construction documents prior to Building Safety plan check submittal.
5. On September 19, 2023, the extension request was approved extending the expiration to September 19, 2024.
6. On March 24, 2024, the Applicant applied for a second one-year extension to allow the Applicant additional time to formulate proposed project modifications, complete construction documents, and obtain a construction permit for the project.

Analysis

Pursuant to 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. 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...”

The Applicant states the process of designing modifications to expand certain dwelling unit square footages is taking longer than expected due to the complex nature of the project. The design must accommodate a transformer, HVAC, and a work area for the Kirk Douglas Theater in addition to all the systems for the new building. Further, Southern California Edison has not reviewed the Project's revised transformer plan. These complications, among other challenges, are not uncommon for this type of narrow infill site and have resulted in a longer than expected design schedule. The Applicant intends to continue with the project but requires additional time as noted above.

Environmental Determination

Pursuant to the California Environmental Quality Act guidelines, a Class 32, In-Fill Development categorical exemption finding, was adopted by the Planning Commission on August 10, 2022, determining the Project will not have a significant adverse impact on the environment. Pursuant to Section 15162 of CEQA, the extension request is within the scope of the adopted Class 32 Categorical Exemption and the circumstances under which the Categorical Exemption was determined have not significantly changed and no new significant information has been found that would impact the CEQA finding. 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, by 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Jose Mendivil, Associate Planner at jose.mendivil@culvercity.org or call directly at (310) 253-5757.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Attachments: Applicant Request for Extension of Time

Copy: Case File No. P2024-0061-ET
Emily Stadnicki, Contract Current Planning Manager
Sammy Romo, Senior Civil Engineer
Tim Koutsouros, Building Official
David Montgomery, Fire Prevention Specialist

REthink Culver LLC

REthink Culver LLC
c/o Greg Reitz
9812 Washington Blvd
Culver City, CA 90232
greg@rethinkdev.com
310-970-9009

TO: City of Culver City Planning Department
9770 Culver Blvd
Culver City, CA 90232
C/O Jose Mendivil, Associate Planner
--Via Email --

RE: Extension for Resolution 2022-P015 (SPR), Resolution 2022-R079 (DOBI)

Dear City of Culver City Planning Department,

On behalf of REthink Culver LLC, I am requesting a one-year time extension for the entitlements granted on September 19th, 2022 for Resolution 2022-P015 (SPR), Resolution 2022-R079 (DOBI). The project has already been granted a time extension under the DDA and this SPR and DOBI time extension will allow the project to continue to proceed to meet the DDA requirements according to the approved updated Schedule of Performance under the DDA.

The time extension is required to allow the design team more time to complete the construction documents and obtain a construction permit for the project.

The design process has been longer than expected due to the complex nature of the project. The design must accommodate a transformer, HVAC, and a work area for the Kirk Douglas Theater in addition to all the systems for the new building. As of the date of this letter, Southern California Edison has still not reviewed our resubmitted transformer plan. These complications among other challenges more common to tight infill sites has added a layer of complexity that has resulted in a longer than expected design timeline.

We appreciate your consideration of the extension of time request.

Sincerely,



Greg Reitz, Manager
REthink Culver, LLC