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PLANNING AND DEVELOPMENT  
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

September 26, 2024

Ryan Corcoran  
CIM Group  
4700 Wilshire Boulevard  
Los Angeles, CA 90010

**RE: NOTICE OF DECISION – EXTENSION OF TIME, P2024-0229-ET**  
8960 – 8966 Washington Blvd in the Commercial General (CG) and Industrial General (IG) Zones

Dear Ryan Corcoran:

The Current Planning Division received CIM Group's September 17, 2024, request to extend Site Plan Review and Administrative Use Permit, P2022-0361-SPR, -AUP, approved on September 27, 2023 (the "entitlements"). The entitlements allow demolition of a 24,448 sq.ft. office building and construction of a 3 to 4-story, 63,693 sq.ft. office building with 3 subterranean parking levels and 182 parking spaces. The Extension of Time request is approved, and the subject entitlement is extended to September 27, 2025.

Refer to Attachment No. 1 for an Analysis of the Extension request and Attachment No. 2, the Applicant's Request for an Extension of Time.

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](mailto:jose.mendivil@culvercity.org) or call directly at (310) 253-5757.

Sincerely,

Mark E. Muenzer  
Planning and Development Director

Attachment No. 1: Findings and Analysis  
Attachment No. 2: September 17, 2024, Applicant Request for Extension of Time

Copy: Shaul Kuba, Lindblade Media Center Owner, LLC  
Emily Stadnicki, Current Planning Manager  
Sammy Romo, Senior Civil Engineer  
Tim Koutsouros, Building Official  
David Montgomery, Fire Prevention Specialist  
Case File

**ATTACHMENT NO. 1**  
**P2024-0229 EXTENSION OF TIME**  
**ANALYSIS**

**Findings**

In considering your request, the following findings were made:

1. On September 27, 2023, the Planning Commission approved the entitlements, subject to all conditions of Planning Commission Resolution No. 2023-P004.
2. The applicant submitted an Extension of Time request on September 17, 2024, and stated that elevated financing and construction costs, and the challenging office market have affected the ability for the applicant to complete construction-level drawings and submit for Building Permit plan check.
3. The Applicant needs time to address the above issues and submit for Building Permit plan check.

**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 intends to continue with the project but requires additional time to develop construction level drawings that have been delayed because of elevated financing and construction costs, challenges in the office leasing market, and overall shifting of the project’s timeline.

**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 September 27, 2023, 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.

**ATTACHMENT NO. 2  
P2024-0229 EXTENSION OF TIME  
APPLICANT REQUEST**

*Lindblade Media Center (LA) Owner, LLC  
4700 Wilshire Boulevard,,  
Los Angeles, California 90010  
Telephone (323) 860-4900*

September 17, 2024

Jose Mendivil  
Associate Planner  
City of Culver City  
Planning Division  
9770 Culver Boulevard  
Culver City, CA 90232

Re: P2022-0361-SPR; -AUP –Extension

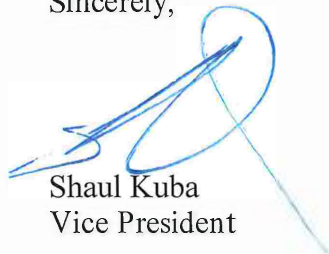
Dear Mr. Mendivil,

I am writing to request a one-year extension for the expiration of Site Plan Review and Administrative Use Permit P2022-0361-SPR; -AUP, originally approved on September 27, 2023.

Recent macroeconomic constraints, including elevated financing and construction costs, as well as challenges in the office leasing market, have affected our project timeline. An extension will aid our ongoing leasing and financing efforts and support our ability to deliver a successful project.

We appreciate your understanding and consideration of this request.

Sincerely,



Shaul Kuba  
Vice President