



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
www.culvercity.org

September 26, 2025

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

RE: NOTICE OF DECISION – EXTENSION OF TIME, P2025-0216-ET
8960-8966 Washington Boulevard, Mixed Use Medium (MU-MD) Zone

Dear Ryan Corcoran:

The Current Planning Division received Lindblade Media Center, LLC's September 18, 2025, request to extend Site Plan Review, P2022-0361-SPR, and Administrative Use Permit, P2022-0361-AUP (the "entitlements"), allowing construction of a 63,693 square foot office building (the "Project") at 8960-8966 Washington Boulevard (the "Project Site"). The Extension of Time request is **approved**, and the subject entitlements are extended to **September 27, 2026**.

Refer to Attachment 1 for an Analysis of the Extension request and Attachment 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 or at (310) 253-5757.

Sincerely,

Mark E. Muenzer
Planning and Development Director

Attachment 1: Findings and Analysis
Attachment 2: Applicant Request for Extension of Time

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

ATTACHMENT 1
P2025-0216 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. On September 26, 2024, the extension request was approved extending the entitlement expiration to September 27, 2025.
4. On September 18, 2025, the Applicant applied for a second one-year extension, stating continued economic constraints delay submittal of construction plans for building permit issuance.

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 continued 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 2
P2025-0216 EXTENSION OF TIME
APPLICANT REQUEST

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

September 17, 2025

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

Re: P2022-0361-SPR; -AUP – Extension

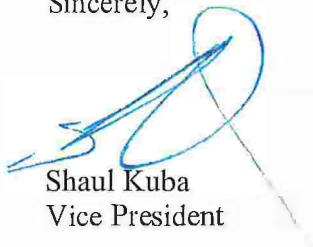
Dear Mr. Mendivil,

I am writing to request a one-year extension, until September 27, 2026, 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