

REGULAR MEETING OF THE
CULVER CITY
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

June 10, 2026
7:00 p.m.

Call to Order & Roll Call

Chair Menthe called the regular meeting of the Culver City Planning Commission to order at 7:01 p.m. in Council Chambers and online.

Present: Darrel Menthe, Chair
Jen Carter, Vice Chair
Jeanne Black, Commissioner
Stephen Jones, Commissioner

Absent: Alexander van Gaalen, Commissioner

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Pledge of Allegiance

Chair Menthe led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Menthe invited public comment.

Ruth Martin del Campo, Current Planning Secretary, indicated that no requests to speak had been received.

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Receipt of Correspondence

MOVED BY COMMISSIONER JONES AND SECONDED BY VICE CHAIR CARTER
THAT THE PLANNING COMMISSION RECEIVE AND FILE CORRESPONDENCE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: VAN GAALEN

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of May 13, 2026

MOVED BY VICE CHAIR CARTER AND SECONDED BY COMMISSIONER JONES THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MEETING MINUTES OF MAY 13, 2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: VAN GAALEN

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Order of the Agenda

No changes were made.

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Public Hearing Items

Item PH-1

Consideration of a City-Initiated Annual Zoning Code Amendment (P2026-0115-ZCA), Modifying Various Sections of the Zoning Code for Clarifications, Corrections, and Updates, and Exemption from CEQA

Gabriela Silva, Associate Planner, provided a presentation on the proposed 2026 zoning code cleanup; discussed standard annual zoning code review; feedback from Code Enforcement; new state laws; goals to move projects forward with ease of understanding for the public; proposed amendments; setback distance for entrance gates and barriers to parking facilities; projections of eaves of ADUs (Accessory Dwelling

Units); equipment allowed in R2 zones; clarification of paving/landscaping standards to meet the 25%/75% requirement; minor language changes in the revised proposal designed to provide clarification of current standards; presentation of a comprehensive update of the landscape section of the zoning code at a future date; proposed changes for land use to remove unnecessary procedures; addressing AB (Assembly Bill) 752 regarding child daycare centers co-located with multi-family housing; proposed revision to incorporate the same change in the land use table that was adopted on June 8, 2026 as part of the Fox Hills Specific Plan Zoning District for compliance with state law and consistency with state use standards; changes to definitions; and the staff recommendation.

MOVED BY VICE CHAIR CARTER AND SECONDED BY CHAIR MENTHE THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: VAN GAALEN

Chair Menthe invited public comment.

Ruth Martin del Campo, Current Planning Secretary, indicated that no requests to speak had been received.

MOVED BY COMMISSIONER JONES AND SECONDED BY VICE CHAIR CARTER THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: VAN GAALEN

Discussion ensued between staff and Commissioners regarding objectives of the 25%/75% requirement; clarification on landscaping standards; hardscaping; encouraging adequate space for parking as well as live plants and other permeable landscaping; density bonuses in residential areas related to onsite childcare; and clarification regarding when an attic counts as floor area.

Christina Burrows, Deputy City Attorney III, requested removal of the attic definition from the resolution for

further review in order to confirm that it does not reduce Floor Area Ratio (FAR) or other development standards or negatively impacting the ability to build housing.

Additional discussion ensued between staff and Commissioners regarding further examination of the 75% landscaping requirement; Code Enforcement; preparation of a landscape ordinance to include more detail on landscaping constraints and incentives; taking the opportunity to include information on California native plants that are not invasive; language included in the current ordinance to encourage use of drought tolerant and native plants whenever possible; encouragement to add more detail to be included in comprehensive text; plans for the landscape ordinance to return to the Commission in August; staff agreement to confirm whether laws related to coastal protected areas carry over to parts of Culver City that are adjacent to those areas; support for addressing landscaping in more detail; and staff agreement to examine ways to discourage sod and turf in new development.

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER BLACK THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2026-P003, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3), AND APPROVAL OF THE ZONING CODE AMENDMENT TO MAKE THE CORRECTIONS, CLARIFICATIONS, AND UPDATES TO VARIOUS PORTIONS OF THE ZONING CODE AS OUTLINED IN EXHIBIT A, REMOVING THE ATTIC DEFINITION AS INDICATED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: VAN GAALEN

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Public Comment - Items NOT on the Agenda (Continued)

Chair Menthe invited public comment.

Ruth Martin del Campo, Current Planning Secretary, indicated that no requests to speak had been received.

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Items from Planning Commissioners/Staff

Commissioner Jones welcomed back Christina Burrows and also congratulated Emily Stadnicki, Acting Planning and Development Director.

Chair Menthe echoed Commissioner Jones' comments.

Emily Stadnicki, Acting Planning and Development Director, reported on the June 8, 2026 City Council meeting noting that Commissioner Jones had been reappointed, the Fox Hills Specific Plan went through with the second reading in effect in 30 days, and an Interim Urgency Ban on Drive-Throughs was approved by the City Council; she indicated that the Commission could expect to see the permanent ordinance remanded to them for review and recommendation to the City Council in the next few months; and she noted that the next Planning Commission would be held in July.

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Adjournment

There being no further business, at 7:27 p.m., the Culver City Planning Commission adjourned to July 8, 2026.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DARREL MENTHE
CHAIR of the CULVER CITY PLANNING COMMISSION
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Bocchino
CITY CLERK

Date