



City of Culver City



Chair Andrew Reilman
Vice Chair Darrel Menthe
Commissioner Jen Carter
Commissioner Stephen Jones

PLANNING COMMISSION

Regular Meeting
MEMBERS OF THE PUBLIC MAY ATTEND
IN-PERSON OR UTILIZE THE COURTESY

VIRTUAL OPTION
ALTERNATE LOCATION:

Senior Center
4095 Overland Ave.
Rooms B45 & B47
Culver City, CA 90232

7:00 PM

Wednesday, February 12, 2025

Alternate location: Culver City Senior Center - 4095 Overland Ave Rm B45 - B47
Culver City, CA 90232

MEETING INFORMATION

Complete information on how to attend and participate in a City meeting and provide public comment can be found at www.culvercity.org/agendas.

In addition to attending meetings in person, all meetings may be viewed via Webex. Find the link to join a meeting via Webex, once in progress, at www.culvercity.org/agendas. Please note that virtual attendance is a courtesy offering and that technical difficulties shall not require that a meeting be postponed.

Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at (310) 253-5851 or via email at city.clerk@culvercity.org.

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PUBLIC COMMENT

The meeting body will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the specific body. The body cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

WRITTEN COMMENTS: Please provide comments via eComment at www.culvercity.org/meetings. Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Those comments received 4 hours in advance of the start time will be provided to the body members and become part of the official record through a motion to receive and file correspondence. If you do not want your personal information included in the official record, please do not include your address, phone number or other private information in your comments. Please be advised, written comments **WILL NOT** be read aloud during the meeting.

ORAL COMMENTS: Speakers must register to speak online at www.culvercity.org/agendas. Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. Speakers will be called in chronological order, based on when they registered. At the start of each agenda item, staff will read aloud the names of those who have requested to speak on an agenda item. Requests to speak must be received before the start of the public comment period for that agenda item or will not be considered. A QR code will be available for those wishing to sign up once they arrive to the meeting. Requests to speak will no longer be accepted through Webex chat, only by completing the online form. Those without internet should contact 310.253.5851 during business hours for help signing up to speak in advance or by speaking to staff upon arrival to the meeting room.

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AUTHORITY OF PRESIDING OFFICER:

Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board, or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore, the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business. The presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the meeting.

**AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF
RESOURCES:**

The Agenda, staff reports and attachments are available online at www.culvercity.org/meetings. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by contacting the City Clerk's Office at City Hall via phone at (310) 253-5851 or email at city.clerk@culvercity.org.

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.

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**NOTE: AT OR ABOUT 11:00 P.M., MEMBERS MAY DETERMINE WHETHER
TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA
OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING
DATE**

CALL TO ORDER AND ROLL CALL

REGULAR SESSION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT - Items NOT On The Agenda

Note: All requests to address the meeting body on items of interest to the public that are within the subject matter jurisdiction of the meeting body and NOT on the agenda must be submitted to staff prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each comment may be up to three minutes in length.

RECEIPT OF CORRESPONDENCE

CONSENT CALENDAR ITEMS

ORDER OF THE AGENDA

Note: At any time, the presiding officer may consider reordering the sequence in which items appearing on the agenda.

PUBLIC HEARINGS

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PH-1. [25-740](#) PC - PUBLIC HEARING: CONSIDERATION OF A NEW DENSITY AND OTHER BONUS INCENTIVES ORDINANCE AND FINDING OF CONSISTENCY WITH THE CERTIFIED EIR FOR THE FINAL CULVER CITY GENERAL PLAN 2045 AND ZONING CODE UPDATE PROJECTS (CITYWIDE).

Attachments: [2025-02-12 ATT 1 - Affordable Housing Density Bonus Draft Resolution and Exhibit A Final](#)
[2025-02-12 ATT 2 - Affordable Housing Density Bonus Finding of Consistency Final Draft](#)
[2025-02-12 ATT 3 - Tier Density Bonus Eligibility Map](#)
[2025-02-12 ATT 4 - State Density Bonus Tables](#)
[2025-02-12 ATT 5 - Summary of Tier 1-4 Bonuses at Various Income Levels](#)
[2025-02-12 ATT 6 - Affordable Housing Density Bonus Guide Book Final Draft](#)

PH-2. [25-741](#) PC - PUBLIC HEARING: CONSIDERATION OF CITYWIDE RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN STANDARDS AND ASSOCIATED CITY-INITIATED ZONING CODE AMENDMENT (P2024-0310-ZCA) AND EXEMPTION FROM CEQA

Attachments: [2025-02-12 ATT 1 PC Resolution 2025-P003 and Exhibit A](#)
[2025-02-12 ATT 2 Citywide Residential and Mixed Use Objective Design Standards](#)

ACTION ITEMS

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM MEMBERS/STAFF

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