

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

April 22, 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  
Alexander van Gaalen, Commissioner

Absent: Stephen Jones, 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.

The following members of the public addressed the Planning Commission:

Debbie Gambino discussed the building proposed for Lafayette and Braddock; tree removal; the planned 65 foot tall building on a low rise footprint; she asserted that the six promised affordable housing units did not outweigh the problems created by the proposed development; stated that the intersection would not be able to support the increased traffic; asserted that a building of that size was not needed and proposed physical risk to the elementary school and their parents; stated that the elementary school is a sensitive

receptor; discussed non-applicability of a Class 32 exemption; claims that CEQA (California Environmental Quality Act) rules do not need to be followed; major concerns with the foundations for the 100 year old Spanish revival bungalows; lack of necessary studies; cultural benefit of the bungalows; neighborhood culture; loss of privacy and sun; and expressed opposition to the inappropriate building for the area.

Brian Addison expressed opposition to the proposed building on Braddock and Lafayette; discussed traffic and safety concerns for Lin Howe students; new cars added; stated that adding new parking was antithetical to stated goals of Culver City; and he asked that the project be halted until a study was done to get more information on effects to safety of introducing additional traffic.

Morgan Schwartz discussed the proposed In-N-Out development; prevailing winds in Culver City; concern with project emissions from cooking and vehicle exhaust; OSHA (Occupational Safety and Health Administration) mandated ventilation systems inside; pollution going into the neighborhood, park, and the school; increased long-term negative health impacts; interference with learning by the cognitive load introduced by the project; added traffic, safety risks, and strain on emergency services in a residential neighborhood; and he asked that the Commission not approve a project that puts the safety of their workers above the safety of children.

Chair Menthe clarified that the Commission was listening but not able to provide feedback.

Cynthia Miller voiced opposition to the proposed In-N-Out; presented a petition signed by 900+ residents opposing the idea; she read comments from people signing the petition expressing concern with generating traffic next to El Rincon Elementary School; discussed consideration of long-term effects to the community; potential for the location; being mindful of supporting local businesses; trash generated by the Jack in the Box; concentrating fast food near two schools with diverse student bodies; allowing children to walk to school in a clean and safe environment; and she encouraged In-N-Out to stop their plans to locate in Culver City and to not squander their goodwill by submitting an application or moving the project forward.

Vanessa Martin provided background on herself; discussed choosing to live in Culver City; disappointment that Culver City is considering the proposed In-N-Out at the already chaotic and dangerous intersection; health and safety of the children at El Rincon and those using the park; existing speeding issues; increased CCPD (Culver City Police Department) presence in the neighborhood in response to concerned residents; three major accidents at the intersection in the past week; the invasion of fast food in Culver City; disproportionate impacts on lower income families; food deserts; disregard for adding another fast food restaurant adjacent to an elementary school; appreciation for the focus of the City Council on traffic in Culver City; indicated being pro-development and wanting to see a nice restaurant to enhance communal life; discussed City amenities; concern with people using Culver City as a pit stop and a dumping ground; asserted that the plan was not worth exploring and should be stopped before wasting valuable tax-payer dollars; and she encouraged the Commission not to approve a potential CUP (Conditional Use Permit) application.

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#### **Receipt of Correspondence**

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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#### **Consent Calendar**

Item C-1

#### **Approval of Draft Planning Commission Meeting Minutes of January 28, 2026**

MOVED BY VICE CHAIR CARTER AND SECONDED BY COMMISSIONER BLACK THAT THE PLANNING COMMISSION APPROVE DRAFT PLANNING COMMISSION MEETING MINUTES OF JANUARY 28, 2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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**Order of the Agenda**

No changes were made.

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**Public Hearing Items**

Item PH-1

**Consideration of City-Initiated Zoning Code Amendment P2026-0066-ZCA to Amend the Culver City Municipal Code (CCMC) to Implement California State Senate Bill 79, the Abundant and Affordable Homes Near Transit Act; and Adopt an Exemption to CEQA Pursuant to California Government Code § 65912.160(c) and Public Resources Code Division 13, Section 21000**

Lauren Wrenn, Associate Planner, provided a summary of the material of record and noted that a typographical error of an incorrect date in the resolution had been corrected in the official copy.

Troy Evangelho, Advance Planning Manager, provided updates on legislation; discussed SB (Senate Bill) 79; new bills working their way through legislature; SB 1361; and AB (Assembly Bill) 2571.

Chair Menthe reported that while his house is in close proximity to radius lines, he was advised that much of Culver City is affected and he can participate in the Public Hearing due to the Public Generally Exception.

Commissioner Black received clarification that an element of AB 2571 was to delay the entire implementation of SB 79 in order to allow one more year to plan and prepare.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

The following members of the public addressed the Commission:

Debbie Gambino received clarification that SB 79 is not being delayed for one year; noted that the project on Braddock and Lafayette was barely out of the SB 79 zone; and she hoped that waivers would not be extended to any of the projects that are outside of the zone.

Gloria Cohen provided background on herself; indicated living in one of the historical buildings on Lafayette; discussed neighborhood preservation; the importance of community; the proposed apartment building; number of cars per unit; the non-family oriented building; increased traffic; shadowing caused by the structure; indicated that she and her neighbors wanted to maintain the character of the family-oriented neighborhood; and she noted many other nearby apartment buildings with openings.

Discussion ensued between staff and Commissioners regarding appreciation for the approach to conforming with state law during the interim period; support for the alternative approach; providing protections for the immediately adjacent single-family areas that fall within the transit zone; and commitment to not giving an automatic height variance.

MOVED BY COMMISSIONER BLACK AND SECONDED BY CHAIR MENTHE THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Additional discussion ensued between staff and Commissioners regarding the purpose of the delay to implementing SB 79; a suggestion to add a contingency requirement to the uncodified section ordinance making it dependent upon implementation of SB 79 or effectuating a delay to match proposed legislation if it gets passed; concern with the process; moving density

around the zone if there are delays; the potential for pending legislation to change; different bills moving forward; potential substantive changes to definitions; the possibility that approvals made now would need to be amended in the future; concern with redundancy; and agreement that if the substance of the bill is changed, that it return to the Commission.

MOVED BY COMMISSIONER BLACK AND SECONDED BY CHAIR MENTHE THAT THE PLANNING COMMISSION: ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT P2026-0066-ZCA TO ADOPT EXEMPTIONS PURSUANT TO CALIFORNIA GOVERNMENT CODE §65912.160(C) AND PUBLIC RESOURCES CODE DIVISION 13, SECTION 21000, AND IMPLEMENT INTERIM STANDARDS FOR CALIFORNIA STATE SENATE BILL 79, THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT WITH AN AMENDMENT THAT A CONTINGENCY BE IN PLACE TO DELAY IMPLEMENTATION UNTIL SUCH DATE THE BILL HAS BECOME EFFECTIVE.

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**Public Comment - Items NOT on the Agenda (Continued)**

Chair Menthe invited public comment.

The following member of the public addressed the City Council:

Janice Goldman discussed her efforts to connect with Urban Alchemy; health issues related to being hit by a car; her stay at the Rodeway Inn and the Paradise Inn; concern with conditions at the facility; and she asked to be placed somewhere where her health would not be negatively affected.

Chair Menthe indicated that staff would help connect the speaker to the Housing Department.

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**Items from Planning Commissioners/Staff**

Emily Stadnicki, Current Planning Manager, discussed upcoming agenda items and she acknowledged Secretary Ruth Martin del Campo on Administrative Professionals Day.

Ruth Martin del Campo, Secretary, announced the annual recruitment process to fill vacancies on Committees, Boards, and Commissions (CBCs) with applications being accepted until

May 11; discussed open positions including youth representative positions on the Bicycle and Pedestrian Advisory Committee (BPAC) and the Equity and Human Relations Advisory Committee (EHRAC); and she indicated that additional information was available by calling (310) 253-5851 or at [www.culverity.gov/serve](http://www.culverity.gov/serve).

Chair Menthe thanked staff for facilitating his attendance of a Planning Commissioners Conference in Anaheim and he indicated hearing from counterparts in rural parts of the state who indicated that there is little housing construction going on there because the cost of construction exceeds the market price of housing.

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**Adjournment**

There being no further business, at 7:56 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on May 13, 2026.

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RUTH MARTIN DEL CAMPO  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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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.

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Jeremy Bocchino  
CITY CLERK

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Date