

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

August 27, 2025
7:00 p.m.

Call to Order & Roll Call

Chair Menthe called the regular meeting of the Culver City Planning Commission to order at 7:00 p.m. in Council Chambers and online.

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

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Pledge of Allegiance

Jeanne Black 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, reported that no requests to speak had been received.

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Receipt of Correspondence

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

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Consent Calendar

None.

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Order of the Agenda

No changes were made.

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Christina Burrows, Assistant City Attorney, reminded Commissioners that they may receive requests for meetings from applicants and interested parties in advance of a Planning Commission hearing on a project. Commissioners should state on the record at the Planning Commission Meeting, after the applicant presentation and before the item is discussed, who they met with to provide developers, members of the public, and interested parties with a fair decision making process.

Public Hearings

Item PH-1

Consideration of a CEQA Clearance based on the General Plan Program EIR and an exemption from CEQA as an infill housing development project pursuant to Public Resources Code Section 21080.66, Site Plan Review, and Extended Construction Hours Request, for Project P2025-0227-SPR, to allow development of a mixed-use project, with 508 residential units and 14,087 square feet of commercial space on a site located at 10950 Washington Boulevard

Jose Mendivil, Associate Planner, provided a summary of the material of record.

Chair Menthe discussed procedures for the Public Hearing.

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

All members of the Planning Commission except for Commissioner van Gaalen reported meeting with the development team for both of the projects.

Spencer Kallick spoke representing Hudson Pacific, thanked staff; noted the culmination of a lot of work; provided a presentation on the property; discussed location; the currently underutilized site; community engagement; and incorporation of feedback received.

Gina Welch, KFA, provided a presentation on project design; number and type of units; neighborhood serving commercial uses; parking; the site plan; and community amenities.

Spencer Kallick discussed the current state of the area; excitement about providing connectivity, activation, and new retail stores; and he summarized requested approvals.

Chair Menthe invited public comment.

The following members of the public addressed the Commission:

Edward Wolkowitz, Culver City Chamber of Commerce, provided background on himself; discussed support of the project by the Board of the Chamber of Commerce; the importance of housing; an observation that the project is one of the largest developments to come to the City in many years; helping meet requirements under the Housing Element; and low-income units included.

Omar Contreras provided background on himself; discussed his vested interest in the community; traffic and safety concerns related to the La Ballona Elementary School community; increased congestion in an already gridlocked area; implementation of traffic safety measures during the extensive construction period; noncompliance with ADA (Americans with Disabilities Act) regulations; lack of designated disabled parking for visitors at La Ballona Elementary School; insufficient parking for school staff; consideration of parking reform and a partnership with the developers; negotiation of an allotment of parking spaces for CCUSD (Culver City Unified School District); bringing the City and CCUSD into compliance; and he welcomed valued input from the Mobility and Traffic Engineering Division and CCPD (Culver City Police Department) Parking Enforcement.

Dr. Rebecca Godbey, La Ballona Elementary School Principal, indicated that she had not reviewed the planning documents; discussed parking challenges faced by the school, parents, and visitors; shared street parking; support for a joint use

partnership where parking is available for community use; project prioritization of providing additional underground parking; providing a lasting benefit to the broader community; the risk of worsening an already dire situation; the collaborative, community-minded district; and helping solve a parking problem that has plagued the area for over 20 years.

John Cohn, Culver City Exchange Club, felt Hudson Pacific would be a good neighbor and benefit the community as they had allowed the use of soundstages free of charge for fundraising events.

Jeff Cooper, Culver City Exchange Club, echoed previous comments; provided background on the Exchange Club; discussed the remodel of the library at La Ballona School; support of the Backpacks for Kids program by Hudson Pacific; and he felt that they would be a benefit to the community and would participate to help those most in need.

Mark Kachner provided background on himself; indicated learning about the building via social media; had hoped to provide input early in the process but realized he was way too late; expressed concern about the project; noted that the project was not what the community wanted; discussed insufficient parking planned; difficulty getting kids to school; lack of greenspace; building height and concern with incongruity with the neighborhood; concern with the concession to make the building higher; support for restricting the height of the building if possible; concern with support expressed by the Chamber of Commerce; the need for skepticism regarding such buildings going into neighborhoods, especially across the street from the Elementary School; danger of crossing the street to get to school even with the crossing guard; increased danger with the development; he observed that it was the largest housing project going into Culver City in a long time; and asked that more greenspace and parking be added while the height be limited and the school across the street be supported.

Andrew Reilman provided background on himself; discussed the proposed development in his tightknit community; neighbor feedback; by-right building; height concerns between two backyards of residential areas; views from the building into the backyards on either side; construction hours; support for placing housing in an area other than Fox Hills; concern with a lost opportunity by closing off access to Charles Avenue;

and concern with the left turn from Washington Boulevard heading west.

Discussion ensued between staff and Commissioners regarding rear access and adding connectivity to the surrounding area.

Spencer Kallick discussed honoring specific pointed feedback from neighbors opposing pedestrian access through Charles Avenue; neighbor concerns about parking; lack of a parking requirement for the project; ensuring that parking is self-contained; he indicated that there should be more than adequate parking for the project; noted other businesses in the area without parking; discussed study to ensure sufficient parking; school parking issues; mobility fees paid to the City as part of the project; City Council jurisdiction over the way fees are spent; Quimby Fees; protected pedestrian access along the frontage of Washington Boulevard during construction; access; height limits; increased mature landscaping to provide a buffer; inset balconies on the upper levels; installation of new crosswalks and a new traffic light at Prospect Avenue and Washington Boulevard; increased pedestrian safety; and ingress and egress.

Additional discussion ensued between Mr. Kallick, staff, and Commissioners regarding appreciation for those who provided public comment; trees proposed for the project; priority areas in the Culver City Urban Forest Master Plan including Washington Boulevard; removal of two palm trees to install the traffic signal; the possibility to change out tree types; support for introducing shade to the sidewalk; clarification that a condition was not required to plant additional shade trees to augment the existing street trees; the intent not to take out trees if it is not necessary; adding trees to the public paseo area; the CCUSD parking proposal; a suggestion to allow teachers to use parking during the period where parking spaces will be vacant; feasibility of opening up access to Charles Avenue in the future; installation of the gate for safety access; the need for a covenant to remove access; the voluntary concession by the property owner in response to community feedback; visibility of the new traffic signal; safety concerns; review of offsite plans submitted by the applicant; traffic signal design; consideration of right turn on red; inclusion of Safe Routes to School and Walk and Rollers in the process; inclusion of Leading Pedestrian Interval (LPI) and other features; driveway usage; ensuring safety for the community; consideration of implementing safety measures when exiting to slow cars and prevent them

from not stopping; left turns going west on Washington; the Local Roadway Safety Plan (LRSP); extending the median; the Transportation Plan; consideration of prohibiting the turn; taking more cars off the street; collaboration with Public Works; and concern with distracted children and adults who are not paying attention and not expecting a car to be turning.

Further discussion ensued between staff and Commissioners regarding a request to not allow early construction in the area adjacent to residential; getting housing built as quickly as possible; being good neighbors; allowing flexibility to begin early in order to start mobilizing people and get them off the street before school hours; increased costs and time with putting in restrictions; references made to protected pedestrian access on Washington that are not in the Construction Management Plan; protected pedestrian and bicycle access; K-rails and temporary construction fencing; the need to review the revised version of the report that was not provided; the Condition in the draft Construction Management Plan; approval of a final plan; timing of the project; zoning; effects of money donated to a City Council candidate who is now a sitting Council Member and efforts to get the project built; support for the project; much needed housing, including affordable housing; aggressive pursuit of public-funded affordable housing projects and projects like the one being proposed; loss of trust in public institutions; corporate money in local elections that is corrosive to public trust and is part of the history of the project; the Public Works process; support for the proposed caveat to construction hours; and clarification regarding language in Condition 47 regarding pedestrian access during construction.

Discussion ensued between Mr. Kallick, staff, and Commissioners regarding safety concerns with the intersection and children going to school; retention of palm trees which are flammable and do not provide shade; fees being paid by the developer; discussions with the Mosque; support for opening access to the paseo from Charles Avenue; increased density in the City; appreciation for the amenities; the feeling that the neighbors will end up wanting access; ensuring flexibility to open access in the future; the required gate on Milton for fire life safety and the wall on Charles; modification required to open the gate that could be achieved at the staff level; common minor modifications on site plans; leaving the applicant discretion to decide whether there is a gate or a wall; the alternate path

available; the commitment made to the community; the ability to make a change if the community asks for it; concern with imposing the will of the Commission on a project; declining enrollment in CCUSD; the ability to go to school across the street; and the feeling that public financing cannot provide the number of needed affordable housing units.

MOVED BY CHAIR MENTHE, SECONDED BY COMMISSIONER VAN GAALEN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Christina Burrows, Assistant City Attorney, noted that if the Commission chose to adopt the staff recommendation, that would include the modified Conditions of Approval that were discussed.

MOVED BY COMMISSIOENR VAN GAALEN, SECONDED BY COMMISSIONER BLACK AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2025-P008:

1. APPROVING A CEQA GUIDELINES SECTION 15168(C) CLEARANCE CHECKLIST THAT DETERMINED PROJECT-SPECIFIC POTENTIAL ENVIRONMENTAL IMPACTS ARE WITHIN THE SCOPE OF POTENTIAL ENVIRONMENTAL IMPACTS ANALYZED IN THE CERTIFIED PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT FOR THE CULVER CITY GENERAL PLAN 2045 AND ZONING CODE UPDATE, AND THAT THUS DETERMINED NO FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED AND DETERMINE THE PROJECT IS EXEMPT FROM CEQA AS AN INFILL HOUSING DEVELOPMENT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66; AND,

2. ADOPTING THE PROJECT MITIGATION MONITORING PROGRAM THAT ADDRESSES SPECIFIC PROJECT IMPACTS; AND,

3. APPROVING THE SITE PLAN REVIEW REQUEST AND EXTENDED CONSTRUCTION HOURS REQUEST FOR PROJECT P2024-0227-SPR, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN THE RESOLUTION.

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Item PH-2

Consideration of a Categorical Exemption pursuant to CEQA Guidelines Section 15332, Site Plan Review, and Extended Construction Hours Request, for Project P2025-0064 SPR, to allow development of a mixed-use project with 351 residential

units and 6,825 square feet of commercial space on a site located at 100 Corporate Pointe

Commissioner van Gaalen indicated that due to the proximity of the project to his home, he would recuse himself from the Public Hearing and he exited Council Chambers.

Peer Chacko, Senior Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the amount of EV parking required by the code and the dedication of five feet being used for the sidewalk.

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER BLACK 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

Spencer Kallick, spoke representing Slauson Investors, LLC., thanked staff for their assistance; provided background on Alliance Residential; discussed past projects; responding to the surrounding community; other firms involved in the project; community meetings; the current site; and land use and zoning.

Gina Welch, KFA, provided a presentation on the proposed site; discussed facades; the courtyard; adding visual interests; number of residential units; neighborhood serving commercial space; high collaboration of architecture and landscape design; private courtyards; rooftop decks; the public park at the intersection of Hannum and Buckingham; amount of open space; the pedestrian experience; providing a connection with the existing Fox Hills parkette across the street; ground floor units; preservation of existing street trees; sidewalk improvements; new trees planted; and enhancements for residents and the community.

Spencer Kallick discussed community outreach; the dedicated website; receipt of feedback; support for keeping the street trees; incorporation of public space into the project; the importance of providing sufficient parking; EV and EV ready parking spaces provided; striking a balance with parking;

pedestrian linkages; ingress and egress; the adjacent park; and requested approvals.

Emily Stadnicki, Current Planning Manager, noted that the density bonus had already been approved at the staff level.

Chair Menthe invited public comment.

The following members of the public addressed the Commission:

Edward Wolkowitz, Culver City Chamber of Commerce, reported that the Chamber endorsed the attractive project that represents diversification of the monolithic uses in the northeastern corner of Corporate Pointe.

Jeff Hass indicated that he was looking forward to an upgrade in Fox Hills; discussed having more retail; helping businesses in the area; beautification of the area; and bringing the area up to current standards.

Cindy Aragon provided background on herself; felt that updating the area would welcome other residents to enjoy it; discussed parkettes interspersed in the development; the Hughes development and other development in Playa Vista; access to freeways on both sides of Fox Hills; she felt traffic would be well managed and development would be an improvement; and noted the importance of providing housing in Culver City.

Leslie Sealey provided background on herself; did not agree that upgrades and more housing were needed; discussed concern with traffic speeds; asserted that the area was not walkable; and she felt that the area did not need more density.

Judi Sherman discussed the intent to densify Fox Hills as much as possible; the high density designation; number of housing units being proposed to be added in Fox Hills; normalization of inequitable distribution of required housing in Culver City by over-burdening Fox Hills; going against the zoning code by not respecting the character of the neighborhood; she hoped the Commission would behave with integrity, decency, and fairness by not approving the project; discussed environmental concerns that do not extend to Fox Hills; approval of the 5700 Hannum project that included major mature tree removal; justifying decisions; creating a problem with density in Fox Hills rather than preventing it; actions throughout the City that show they do

not care about the Fox Hills community; and she noted that she would be happy to be proven wrong.

Andrew Reilman expressed appreciation for good design; discussed street frontage; articulation and access; improving walkability; softening the Slauson edge for Fox Hills; retail adding connection to the community; and the pocket park.

Greg Weed was called to speak but was not present in person or online.

Discussion ensued between Mr. Kallick, staff, and Commissioners regarding the pedestrian pathway that goes along the driveway; providing access; potential for cut-through traffic; the Fox Hills Specific Plan; the importance of the pedestrian experience; and providing connectivity.

Spencer Kallick discussed density that is going into other areas of Culver City; the traffic study prepared as part of the categorical exemption; decreased traffic compared to existing office traffic today; providing sufficient onsite parking to accommodate residents and commercial space; mature landscaping on the frontage of the property; and connection and interplay between existing landscaping and the pocket park across the street.

Discussion ensued between Mr. Kallick, staff, and Commissioners regarding support for project design and use of the site; negative aspects of Playa Vista; the potential to transform Slauson; residences that open up to Slauson; bringing Slauson into the rest of Fox Hills with other connections; wider sidewalks; and appreciation for the trees.

Additional discussion ensued between Mr. Kallick, staff, and Commissioners regarding setbacks as compared to those in Item PH-1; title of the project; number of ground-level entry units; the message sent with the building that the area is a safe place to live and walk; commercial units that generally cause more traffic than residential units; density of office vs. residential; transformation of the area; assurances that Culver City does care about Fox Hills; disagreement about what the future of Fox Hills is going to look like; creating a livable City; paseos designed through the buildings; and increased desirability of the area.

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

MOVED BY COMMISSIONER JONES AND SECONDED BY VICE CHAIR CARTER THAT THE PLANNING COMMISSION: ADOPT RESOLUTION NO. 2025-P010 APPROVING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES, A SITE PLAN REVIEW, AND EXTENDED CONSTRUCTION HOURS FOR PROJECT P2025-0064-SPR, SUBJECT TO CONDITIONS OF APPROVAL AS STATED IN THE RESOLUTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

None.

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Public Comment - Items NOT on the Agenda (Continued)

Chair Menthe invited public comment.

Greg Weed had signed up to speak but was not present in person or online.

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Items from Planning Commissioners/Staff

Emily Stadnicki, Current Planning Manager, discussed upcoming agenda items and meeting schedule.

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CAN THE ABOVE PAGE BE removed?

Adjournment

There being no further business, at 9:14 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on September 24, 2025.

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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