

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

May 13, 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

Ruth Martin Del Campo, Current Planning Secretary, reported that Commissioner van Gaalen had recused himself due to his proximity to the project.

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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 member of the public addressed the Commission:

Jack Galanty indicated speaking as an individual, discussed connectivity throughout Culver City that highlights transit and bikeability related to new developments coming into the City; the importance of being mindful of wayfinding and of access specifically for non-drivers; and protecting community spaces.

Merna Mekhael was called to speak but was not present in person or online.

Ruth Martin Del Campo, Current Planning Secretary, indicated that they would try Merna Mekhael again at the end of the meeting.

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**Receipt of Correspondence**

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER BLACK THAT THE PLANNING COMMISSION RECEIVE AND FILE CORRESPONDENCE.

THE MOTION CARRIED BY THE FOLLOWING VOICE 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 April 22, 2026**

MOVED BY CHAIR MENTHE AND SECONDED BY VICE CHAIR CARTER THAT THE PLANNING COMMISSION APPROVE DRAFT PLANNING COMMISSION MEETING MINUTES OF APRIL 22, 2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, MENTHE  
NOES: NONE  
ABSTAIN: JONES  
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 Fox Hills Specific Plan, Zoning Code Text and Map Amendments, and Addendum to the Environmental Impact Report**

Troy Evangelho, Advance Planning Manager, provided a presentation on the Fox Hills Specific Plan development process; discussed milestones; outreach efforts; common themes in feedback received; incorporation of feedback into the draft plan; organization of the plan into three chapters: the User Guide that establishes the authority of the document and review procedures, the Vision chapter that includes goals, strategies and future City actions, and the Regulations chapter that establishes land use and development standards as well as public access ways and street improvement requirements; goals of the Specific Plan; future City actions; grants; implementation of projects over time; potential partnership with private developers; expansion of the Transit Center; improvements to Fox Hills Park; creation of a new community center; new zoning designations included in the Fox Hills zoning map: Fox Hills Mixed Use Medium and Fox Hills Mixed Use High; development standards; exceptions to the primary maximum height limit throughout the plan area including density bonus projects and a new hotel height incentive up to 120 feet in qualifying areas; the continuing citywide hotel study; preliminary findings recommending additional height to make hotel development feasible; the 120 foot height incentive also being proposed in the Hayden Tract Specific Plan; community concerns about increased height; the EIR (Environmental Impact Report) addendum that includes a reduced height incentive area; public accessways requirements; improving access to Fox Hills Park and the Transit Center; accessways to be built and maintained privately as new projects develop that are required to be open to the public from dawn to dusk; and Complete Streets regulations requiring improvements to improve safety and promote active transportation throughout Fox Hills.

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

The following members of the public addressed the Commission:

Judi Sherman, Fox Hills Neighborhood Association, expressed serious concerns about disregard for the well-being of the Fox Hills community related to the City's support of high density development in Fox Hills; discussed preservation of trees in other parts of the City but not in Fox Hills; concerns acknowledged about additional car trips related to the Costco expansion that were ignored when it came to approving high density development for Fox Hills; she noted no mention of 3,000 new units coming into Fox Hills at the community meetings; concern with going against a basic tenet of the Culver City zoning code to "Preserve and protect the integrity and character of the City's residential neighborhoods"; expressed opposition to placing even more burden on the community with the proposed hotel incentive; and she hoped that Commissioners would not approve 12 story hotel developments directly facing residents in the densest area in Culver City.

Jack Galanty indicated speaking as an individual, felt that the plan would make Fox Hills more connected, livable, and safer for everyone; discussed providing walkability and retail access for pedestrians and cyclists with new paseos and a looped promenade; indicated being a disabled cyclist; expressed support for investment in protected bike lanes and traffic calming; discussed the importance of curb-protected bike lanes; support for designing universally accessible public accessways; the plan to provide a connected green network; he felt that a new community center would be a great benefit to the neighborhoods; discussed incentives for publicly accessible amenities on private property; better connections to allow people to get around without a car; and he urged the Commission to support the forward-thinking plan focused on safety, accessibility, sustainability and community.

MOVED BY VICE CHAIR CARTER AND SECONDED BY COMMISSIONER BLACK 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 appreciation to staff and the consultants for their work; hotel height concerns; appreciation for the intent to increase revenue with Transient Occupancy Taxes (TOT); concern that residential areas may not be the best location for hotel development; the intent for mixed use to provide retail and services; community benefits; concern with accessibility to amenities given hotel security requirements; transitions; context-sensitive design; more appropriate locations for tall hotels; the height strategy for Fox Hills appearing to be the opposite of direction in the Hayden Tract; a more appropriate location for a hotel adjacent to the mall rather than in a residential area; the historic height limitation; plans for the future; potential residential support for a height increase near the mall and commercial areas along major corridors; previous evidence of damage created by dividing a neighborhood; the feeling that there is enough time to craft a new initiative for the November ballot; the need to look forward to future generations and not accept the height limit on commercial properties as a given; future City actions; relocation and improvement of the Transit Center; inclusion of retail opportunities into the design; increased efficiencies; support for public/private partnerships to create a Fox Hills Community Center; concern with incentivizing publicly accessible recreational amenities on private property and the previous request for a park fee credit; incentives for shared parking to serve Fox Hills Park; and temporary activations in public spaces.

Additional discussion ensued between staff and Commissioners regarding clarification that the Commission does not have the authority to change the height limit; a suggestion to carve out the height initiative from the plan; support for placing the Transit Center under the 90 Freeway; concern with increased air pollution for those using the Transit Center; previous use of the area for parking; right of way dedications; appreciation for inclusion of Commission feedback in the plan proposal; and support for recommending the plan as is and holding off on a hotel incentive for a later time.

Further discussion ensued between staff and Commissioners regarding potential future plans for Westfield; plans to

address trees and shade within updates to code landscaping requirements at a future point; support for protected bike lanes; the need for a new developer to dedicate additional right of way and make improvements required for their property; integration of the Safer Fox Hills and Complete Streets Design Guidelines; the current situation where it is too scary to ride bicycles on the street; the importance of having adopted regulations on the books to guide development; providing additional sidewalks and bike lanes; and support for striking the hotel height incentive.

Discussion ensued between staff and Commissioners regarding investment in Fox Hills becoming a walkable bikeable neighborhood; height that allows a mixed use walkable neighborhood; options for the hotel overlay; support for adopting the overlay west of Bristol; extending the overlay through Westfield; acknowledgement of resident concerns; a suggestion to take Option 1 and extend to Westfield Culver City; making it clear that the height limit initiative should be reconsidered; concern with missing an opportunity by moving forward and ignoring the height limit initiative; concentrating potential development in a smaller area; a suggestion to recommend that the City Council extend the overlay zone through the Westfield property; concern with getting rid of the height limit City-wide; only extending the height incentive through the specific commercial area; maximizing all eligible areas or moving away from the neighborhood; current ineligibility of Westfield due to height restrictions; sending the recommendation to the City Council; the ability of the City Council to take steps to increase the height limit for Westfield; support for housing along Bristol; and concern with adding a hotel to the location after seeing presentations on the Bristol and Uplander intersection.

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER BLACK THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2026-P002, RECOMMENDING TO THE CITY COUNCIL (1) ADOPTION OF AN ADDENDUM TO THE CULVER CITY GENERAL PLAN 2045 ENVIRONMENTAL IMPACT REPORT (EIR) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15164, AND (2) APPROVAL OF THE FOX HILLS SPECIFIC PLAN AND ASSOCIATED ZONING CODE TEXT AND MAP AMENDMENTS EXCLUDING THE HOTEL ZONE OVERLAY.

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 the speaker who had signed up previously had not joined the meeting.

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**Items from Planning Commissioners/Staff**

Mark Muenzer, Planning and Development Director, presented comments for Current Planning Manager Emily Stadnicki noting the May 27, 2026 meeting would be canceled as there were no items scheduled; he indicated that updates for a June meeting would be communicated when available; he thanked Advance Planning Manager Troy Evangelho for his presentation to the City Council on May 11 for the SB 79 interim ordinance; discussed building staff capacity to start working on the alternative plan of SB 79 in July; and he indicated that Item PH-1 would go before the City Council on May 26.

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**Adjournment**

There being no further business, at 7:52 p.m., the Culver City Planning Commission adjourned to June 10, 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