



Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232



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

PLANNING COMMISSION

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

7:00 PM

Wednesday, November 12, 2025

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, meetings may be viewed via Zoom in the Council Chambers (or WebEx for meetings outside the Chambers.) Find the link to join a meeting, 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 Zoom or 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.

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

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PH-1. [26-212](#) PC - PUBLIC HEARING: (1) ADOPTION OF AN ADDENDUM TO THE 2021 MITIGATED NEGATIVE DECLARATION PER CEQA AND (2) CONSIDERATION OF A SITE PLAN REVIEW AND ADMINISTRATIVE USE PERMIT (P2024-0246-SPR/AUP) TO ALLOW THE DEVELOPMENT OF A 147-ROOM HOTEL WITH GROUND FLOOR RESTAURANT SPACES LOCATED AT 11469 JEFFERSON BOULEVARD

Attachments: [Attachment 1 - Proposed Planning Commission Resolution No. 2025-P015](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Project Summary](#)
[Attachment 4 - Preliminary Development Plans dated April 2024](#)
[Attachment 5 - Draft Construction Management Plan](#)
[Attachment 6 - Community Meeting Summaries](#)
[Attachment 7 - Certified MND](#)
[Attachment 8 - Addendum to the MND with Supplemental Traffic Study](#)
[Attachment 9 - Public Comment Received](#)

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- PH-2. [26-167](#) PC - PUBLIC HEARING: CONSIDERATION OF A CITY-INITIATED ZONING CODE AMENDMENT (P2025-0240-ZCA) TO: ADOPT AN EXEMPTION PURSUANT TO CEQA SECTION 15183 AND PUBLIC RESOURCES CODE SECTION 21080.17; AMEND THE CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10, SUBDIVISIONS TO PERMIT THE ADDITION OF ACCESSORY DWELLING UNITS IN QUALIFIED LOT SUBDIVISIONS; AMEND CCMC SECTION 17.400.095, RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO REMOVE OWNER-OCCUPANCY REQUIREMENTS FOR JUNIOR ACCESSORY DWELLING UNITS; AND ADOPT CCMC SECTION 17.400.096 TO PERMIT THE SEPARATE SALE AND CONVEYANCE OF ACCESSORY DWELLING UNITS AS CONDOMINIUMS.

Attachments: [Attachment 1 - Resolution 2025-P016 - Exhibit A Redline-Strikeout DRAFT](#)

- PH-3. [26-180](#) PC - PUBLIC HEARING: CONSIDERATION OF A CITY-INITIATED ZONING CODE AMENDMENT TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT AND A STATUTORY CATEGORICAL EXEMPTION FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B) (3).

Attachments: [Attachment 1 - Proposed Planning Commission Resolution](#)

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- PH-4. [26-211](#) PC - PUBLIC HEARING: (1) APPROVAL OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CHECKLIST PURSUANT TO CEQA GUIDELINES SECTION 15168 DETERMINING THAT THE ENVIRONMENTAL EFFECTS OF THE OPERATION ARE WITHIN THE SCOPE OF THE CULVER CITY PLAN 2045 AND ZONING CODE UPDATE CERTIFIED PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT AND (2) CONSIDERATION OF SITE PLAN REVIEW, TENTATIVE PARCEL MAP, AND EXTENDED CONSTRUCTION HOURS (PROJECT P2024-0190-SPR/TPM) TO ALLOW DEVELOPMENT OF A MIXED-USE PROJECT WITH 1,077 RESIDENTIAL UNITS AND 5,772 SQUARE FEET OF COMMERCIAL SPACE ON A SITE LOCATED AT 5757 UPLANDER WAY

Attachments: [Attachment 1 - Proposed Planning Commission Resolution with Exhibits](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Project Summary](#)
[Attachment 4 - Preliminary Development Plans](#)
[Attachment 5 - DOBI Administrative Approval](#)
[Attachment 6 - Mobility and Transportation Demand Management Plan](#)
[Attachment 7 - Extended Construction Hours Request](#)
[Attachment 8 - Alternative Time Limits and Phasing Request](#)
[Attachment 9 - Draft Construction Management Plan](#)
[Attachment 10 - Community Meeting Minutes](#)
[Attachment 11 - CEQA Documentation](#)

ACTION ITEMS

- A-1. [26-202](#) PC - ACTION ITEM: (1) RECEIVE AN UPDATE ON THE HAYDEN TRACT SPECIFIC PLAN; AND (2) DISCUSSION AND COMMENTS

Attachments: [Attachment 1 - Hayden Tract Height Alternatives](#)

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PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM MEMBERS/STAFF

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