

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

October 26, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Chair Barba announced that at least a portion of the meeting would be conducted pursuant to California Government Code Section 54953 in that she was participating via Webex in accordance with the Ralph Brown Act and her teleconference location was identified in the notice for the meeting.

Chair Barba called the regular meeting of the Culver City Planning Commission to order at 7:01 p.m. in Council Chambers and via Webex.

Present: Nancy Barba, Chair\*  
Stephen Jones, Commissioner  
Andrew Reilman, Commissioner

Absent: Ed Ogosta, Vice Chair  
Jennifer Carter, Commissioner

\*Chair Barba joined the meeting remotely via teleconference from Courtyard Oakland Downtown, Lobby 988 Broadway, Oakland, California, USA.

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Ruth Martin del Campo, Administrative Clerk, received clarification from Chair Barba that she could hear the meeting clearly; she had a copy of the agenda for the meeting; a copy of the agenda was posted at her location; there were no members of the public present and wanting to speak at her location; she asked any member of the Commission to speak up if they were not able to hear Chair Barba and no Commissioner indicated that they could not hear Chair Barba, nor did they indicate that there was any reason to doubt that was Chair Barba taking part in the teleconference; and she indicated that all votes would be taken by roll call during the meeting.

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**Pledge of Allegiance**

Chair Barba led the Pledge of Allegiance.

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**Public Comment - Items NOT on the Agenda**

Chair Barba invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that no public comment had been received.

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**Receipt of Correspondence**

Ruth Martin del Campo, Administrative Clerk, reported that two emails had been received for Item PH-1 and were forwarded to Commissioners and staff before the meeting.

Chair Barba confirmed that Commissioners had received the distributed correspondence.

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**Order of the Agenda**

No changes were made.

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**Public Hearing Item**

Item PH-1

**PC - Consideration of an Administrative Site Plan Review Modification, to allow construction of a 9-Unit Townhome Style Condominium Subdivision at 4051 and 4055 Jackson Avenue (Project)**

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

Discussion ensued between staff and Commissioners regarding Conditions of Approval set forth in 2019; the Conformance Review; the proposed modification; the previous project; differences in the general layout; changes in the courtyard; the rooftop decks; radius in the parking garage; minimum width provided; backup space; rooftop solar; and concern that items have not been worked out and may not be able to get past the Building Safety Division.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER JONES THAT THE PLANNING COMMISSION: OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, JONES, REILMAN  
NOES: NONE  
ABSENT: CARTER, OGOSTA

Dmitriy Kazakov, Kazakov Design, architect for the project, provided a presentation on the project; discussed changes; the proposed height of the parking structure; parking layout; ingress and egress; balconies; façade; articulation; landscaping; accessibility; the elevator; patios; standard unit features; and he felt that the complex would be a valuable asset to the community.

Chair Barba invited public comment.

The following members of the public were called to speak:

Nicolas Reyes was called to speak but did not respond.

Pablo Saucedo indicated that he did not wish to speak.

Michael King provided background on himself; spoke in support of the project; discussed the history of the project; and he hoped the project would come to fruition.

Discussion ensued between project representatives, staff, and Commissioners regarding rooftop terraces; accessibility; amenities; private and common open space; balcony dimensions; minimum requirements; ground floor terrace; methods of achieving open space; range of rents in the existing building; condition of the building; rents for the new units; work with tenants over many years; and options for tenants.

Nicolas Reyes was again called to speak but did not respond.

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION: CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, JONES, REILMAN  
NOES: NONE  
ABSENT: CARTER, OGOSTA

Additional discussion ensued between staff and Commissioners regarding challenges related to equitably housing citizens; affordable housing; the General Plan process; increasing housing stock; lack of affordable housing; people being pushed out of the City; requested extensions; potential harm to existing tenants; legal and regulatory framework; compliance with state housing law; loss of moderate or low income housing units; providing a finding as to how the loss of moderate or low income housing would be made up; application of the City's Rent Control Ordinance; the exemption for single-family homes; small landlord exemptions; consequences of non-compliance with state Housing Element law; current law requiring the landlord to provide compensation to tenants being evicted; inconsistency in the Progress Toward RHNA (Regional Housing Needs Assessment) Chart; replacement of low income units; updates to the zoning code; clarification that the project does not have to comply with SB (Senate Bill) 8 or SB 330 because it predates them; replacement of moderate or low income units with above moderate income units; the Site Inventory of the Housing Element; differences between the originally entitled plans; providing an area to indicate where solar will be located; the sites inventory; the rental registry; the original application and entitlement; fees assessed; compliance with the Tenant Relocation Ordinance and Rent Control; the amount of relocation offered; and a request for clarification on the length of the process.

Nabil Salem, owner, discussed difficulty hiring professionals that could deliver to required standards, and efforts to meet what was approved by the Planning Commission without interfering with code requirements.

Additional discussion ensued between staff and Commissioners regarding appreciation for helping the client minimize

changes based on previous work; concerns about displacement of tenants; concerns with design modifications; available options; making a finding required by the Housing Accountability Act regarding specific adverse impacts on public health or safety; articulating reasons; conditioning the project to address public health and safety concerns; concern with losing affordable rents; the focus of state law; income level of people currently renting the property; the option to request that the applicant provide information on relocation assistance and revise the plans to reflect the location of PV (Photo Voltaic) systems; potential loss of open space; amenities; continuing the item to a date certain to provide an opportunity to obtain additional information, address concerns, and allow full Commission participation; options for the applicant if the item is denied; ramifications for the Housing Element; De Novo review; outreach to HCD (Housing and Community Development); multiple listings of the site in the approved Sites Inventory in the Housing Element; the history of the item; lack of action; concerns with replacement units; relocation assistance vs. the change in burden to the current tenants; value to the owner; Commission purview; enforcement of ordinances and state law applied to the project; the need for a nexus between conditioning replacement units and the harm that is being caused by the condition of approval; the existing entitlement to demolish the units; the application for a review of the modification to the existing plans; state law; procedural history of the application; the limited nature of the Commission review; ensuring availability of the applicant and ability to return with information on relocation benefits and updating the plans to demonstrate where solar will be located and impacts on open space by the December 14 meeting; a request for information on whether the applicant has met requirements; specific information regarding relocation benefits; and information collected on the Rent Registry.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER JONES THAT THE PLANNING COMMISSION: CONTINUE THE ITEM TO THE DECEMBER 14, 2022 PLANNING COMMISSION MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, JONES, REILMAN  
NOES: NONE  
ABSENT: CARTER, OGOSTA

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**Action Items**

None.

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

Chair Barba invited public comment.

Ruth Martin del Campo, Administrative Clerk, reported that no additional requests to speak had been received.

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**Items from Planning Commissioners/Staff**

Erika Ramirez, Current Planning Manager , discussed items to be considered at upcoming meetings, and she reported that the City Council had approved density and other bonus incentives for 12727 Washington Boulevard at the October 24, 2022 City Council meeting as well as the second reading of the parking code amendment.

Discussion ensued between staff and Commissioners regarding the ability to start Commission meetings earlier; communication from Commissioner Ogosta indicating that he would have to recuse himself from the item scheduled for the November 9 meeting agenda; and clarification that the applicant for the 4051 and 4055 Jackson Avenue project would not be able to provide information in time to meet the agenda deadline for the meeting scheduled for November 9, 2022.

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**Adjournment**

There being no further business, at 8:41 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on November 9, 2022.

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RUTH MARTIN DEL CAMPO  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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NANCY BARBA  
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