

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

October 22, 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 7:01 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

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Pledge of Allegiance

Chair Menthe led the Pledge of Allegiance.

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Public Hearings

Item PH-1
(Considered Out of Sequence)

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

Chair Menthe reported receipt of an email from the applicant requesting a continuance as their team wanted more time to address concerns from the public and he received

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clarification that November 12, 2025 would be the next available date to consider the item.

MOVED BY CHAIR MENTHE AND SECONDED BY COMMISSIONER BLACK THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO NOVEMBER 12, 2025.

AYES: BLACK, CARTER, JONES, MENTHE

NOES: NONE

ABSENT: VAN GAALEN

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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:

Jay Dadwal was called to speak but was not present in person or online.

Judi Sherman discussed Commission approval of the 5700 Hannum project in Fox Hills which contradicted Commission concerns expressed about preserving mature trees, as trees would be removed for that project, and she asked the Commission to clarify with the consultant.

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Receipt of Correspondence

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BLACK, CARTER, JONES, MENTHE

NOES: NONE

ABSENT: VAN GAALEN

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Consent Calendar

Item C-1

PC: Approval of Draft Planning Commission Meeting Minutes of August 27, 2025

Chair Menthe invited public comment.

Ruth Martin del Campo, Current Planning Secretary, indicated that no requests to speak had been received.

MOVED BY COMMISSIONER JONES AND SECONDED BY CHAIR MENTHE THAT THE PLANNING COMMISSION APPROVE DRAFT PLANNING COMMISSION MEETING MINUTES OF AUGUST 27, 2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

Item PH-1 was considered after the Pledge of Allegiance.

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Public Hearings

Item PH-2

(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 General Plan 2045 and Zoning Code Update Certified Programmatic Environmental Impact Report and (2) Consideration of a Site Plan Review, Tentative Tract Map, Recreational Facilities Credit, and Extended Construction Hours (P2025-0050-SPR/TTM) to allow the development of a mixed-use project with 846 residential units and 11,406 square feet of commercial space on a site located at 6201-6299 Bristol Parkway

Peer F. Chacko, Senior Planner, provided a presentation on the material of record; discussed density and other bonus incentives; site and surroundings; the site plan; land use and development standards; circulation and parking; sidewalk enhancements; approvals sought; the environmental analysis;

community outreach; feedback received; requested modifications to Conditions of Approval; he noted that the estimated Parkland Deduction Fee in Attachment 3 of the Project Summary should be corrected to read \$6.25 million; discussed the motion for consideration; and he indicated that the Residential Facilities Credit could require reconsideration depending on feedback received.

Discussion ensued between staff and Commissioners regarding AMI (Area Median Income) threshold for the 36 very low-income units.

Chair Menthe, Vice Chair Carter, and Commissioner Black indicated meeting with the applicants.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Menthe invited public comment.

The following members of the public addressed the Commission:

Ayahlushim Getachew, Bristol Parkway Propco, LLC, provided a presentation on the 6201 Residences proposal and background on the team involved; discussed project goals; provided an overview of the proposal; affordability and unit mix; existing conditions; zoning; entitlements; and CEQA (California Environmental Quality Act) clearance.

Paul Kearney, MVE + Partners, provided a presentation on architecture for the proposed site; discussed the wrapped style building and parking structure; addressing topography changes; outward engagement; unit mix; amenities; rooftop decks; efforts to bring massing down along Green Valley Parkway; street activation; public open space; landscaping; efforts to maintain existing trees; courtyards; entrances; use of water features for water runoff retention; the fire lane; incorporation of sustainability features; and public art in communal spaces.

Eugene Tang, Gibson Transportation Consulting, discussed site access; parking; transportation elements; installation of a new crosswalk, curb extensions, ADA (Americans with Disabilities) compliant directional curb ramps, concrete protected bikeways, and a new traffic signal; implementation of Transportation Demand Management (TDM) elements; and the estimated \$2.75 million mobility fee payment.

Ayahlushim Getachew, Bristol Parkway Propco, LLC, discussed the comprehensive construction management plan and highlighted project benefits.

Dale Goldsmith, Armbruster Goldsmith & Delvac LLP, counsel for the applicant, responded to a letter that was received from the law offices of Mitchell Tsai on behalf of Southwest Carpenters; discussed the request that the Planning Commission require local hire and skilled workforce provisions to reduce Vehicle Miles Traveled (VMT) and associated air quality and GHG (greenhouse gas) impacts; air quality worksheets included; CEQA studies indicating that the project would not result in significant VMT, air quality, or GHG impacts; CEQA guidelines; lack of a need for mitigation or a nexus to require mitigation; he asserted that there was no law to require union labor or a nexus to impose that requirement; openness to having skilled and local labor; the entitlement process; lack of plans, specifications, or a contractor at the current phase of the project; COVID 19; CDC (Centers for Disease Control) workplace guidelines for construction workers; lack of evidence that mitigations would reduce health risks to residents and workers; the expert Health Risk Assessment (HRA) prepared and included in the CEQA document; he asserted that the letter received was entirely without merit; and he asked the Commission to approve the project.

Chair Menthe invited public comment.

The following member of the public addressed the Commission:

Jay Dadwal was called to speak but was not present in person or online.

Louise Wexler was called to speak but was not present in person or online.

Judi Sherman considered the hearing as a formality based on past approval of projects in Fox Hills; discussed number of

units proposed to be added to the south side of Slauson in Fox Hills; concerns regarding environmental impact to the neighborhood with the additional traffic and congestion created by mixed use projects proposed in the Fox Hills community; traffic and environmental concerns expressed by Commissioner Jones at the October 13, 2025 City Council meeting regarding the proposed expansion of the Costco gas facility in a priority neighborhood; Fox Hills as being a threshold priority neighborhood; and potential nullification of the Safer Fox Hills Plan meant to decrease cut through traffic.

Chair Menthe noted three additional items to discuss, including Parkland Dedication Fees credit for onsite open space, extended construction hours, and Condition 36.

Discussion ensued between project representatives, staff, and Commissioners regarding appreciation for the thoughtful design; number and types of commercial and retail space allocated; expected time frame for community serving aspects to become available; proposed retail included in phase one; the 5 foot dedication for the widening of the sidewalk; support for the architectural plan and aesthetic; conveying a message of safety with the stoop units and family-oriented units with street access; importance of the 36 affordable units; and the VMT analysis indicating no impact due to proximity to the Culver City Transit Center at the Westfield Mall.

Chair Menthe proposed moving to approve project as is before discussing additional items.

MOVED BY VICE CHAIR CARTER AND SECONDED BY COMMISSIONER JONES
THAT PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Commissioner Black moved that the Planning Commission adopt Resolution No. 2025-P012 (1) Approving a CEQA checklist pursuant to CEQA guidelines section 15168 determining that the environmental effects of the operation are within the scope of the Culver City General Plan 2045 and zoning code update certified programmatic Environmental Impact Report and

(2) Approving Site Plan Review, Tentative Tract Map, recreation facilities credit against Parkland Dedication requirements, and extended construction hours for project P2025-0050-SPR/TTM, subject to Conditions of Approval as stated in the Resolution. Chair Menthe seconded the motion and the discussion continued.

Additional discussion ensued between the applicants, staff, and Commissioners regarding Parkland Dedication requirements; the 50% credit requested; publicly accessible open space; space that is only available to residents and their guests; concern that only 8% of the open space would be available to the public and 95% of residents would be upper-income; amenities necessary to be competitive with other apartment complexes; reliance on park in lieu fees to implement the long range park plan that includes improvements to Fox Hills Park; the fact that courtyards do not fall into General Plan specifications on types of parks; the linear park that is only open to residents; community pool needs; concern with taking away funds from public parks for amenities only available to high-income residents; and the feeling that a percentage significantly smaller than 50% would be appropriate for a credit.

Additional discussion ensued between staff and Commissioners regarding on-site open space and amenities over and above the zoning requirement; code requirements; Planning Commission discretion to determine whether a percentage of the Parkland Dedication requirement is satisfied by the proposed development; the ability to provide credit up to 50% based on parkland and amenities provided; area to be considered; public vs. private open space and quality of the space; lessening the burden on the City park system; public interest; variety and creativity of open space provided; established procedures; concern with killing the project that provides many benefits; deferring to staff regarding credits; review of the project by Parks, Recreation and Community Services (PRCS) staff; resident use of private amenities rather than going to the parks; ownership and operation of the publicly accessible component that would reduce the burden to PRCS; and use of Parkland fees.

Dale Goldsmith, counsel for the applicant, noted that the project had been vetted by staff; he discussed public interest; quantity; clarification that the project contains 40% more open space than is required by the code; quality of the space; reduced demand on other public parks; 8400 square

feet of publicly accessible, privately maintained open space provided that includes a water feature, a pavilion and programming; the ability to provide yoga, exercise classes, plays, music, poetry slams, and a tot lot; and potential collaboration with staff on a programming concept.

Discussion ensued between staff and Commissioners regarding support for extended construction hours; the request to delete Condition 36; and procedures for moving forward.

Commissioner Jones moved to limit the parkland dedication fee credit to 15%.

Additional discussion ensued between staff and Commissioners regarding other projects with open space that did not seek the credit; determining what percentage of credit would be in the public interest; providing credit to incentivize other projects; credit extended to the Ivy Station project; public interest related to the Ivy Station usage of the area; support for seeing the high quality project with open space move forward; high quality amenities that are not available to the public; relieving the burden on public parks; the valuable affordable housing component to the project; support from PRCS staff; concern with adding a requirement that would kill the project; responsibility of the developer to give back to the community; the estimated Parkland Dedication Fee for the project; clarification that the amount of extra open space provided is 16% of the Parkland Dedication Fee requirement; quality of amenities placed on the spaces; the table in Attachment 4; and total requirement per the zoning code vs. amount of open space provided.

Further discussion ensued between staff and Commissioners regarding clarification on the public art requirement and consideration of the art component by the Cultural Affairs Commission.

MOVED BY CHAIR MENTHE AND SECONDED BY VICE CHAIR CARTER THAT THE PLANNING COMMISSION ALLOW A 30% PARKLAND FEE CREDIT RATHER THAN THE 50% REQUESTED.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: CARTER, MENTHE
NOES: BLACK, JONES
ABSENT: VAN GAALEN

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MOVED BY COMMISSIONER JONES AND SECONDED BY VICE CHAIR CARTER THAT THE PLANNING COMMISSION PROVIDE A 25% PARKLAND FEE CREDIT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COMMISSIONER BLACK AND SECONDED BY CHAIR MENTHE THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2025-P012 (1) APPROVING A CEQA CHECKLIST PURSUANT TO CEQA GUIDELINES SECTION 15168 DETERMINING THAT THE ENVIRONMENTAL EFFECTS OF THE OPERATION ARE WITHIN THE SCOPE OF THE CULVER CITY GENERAL PLAN 2045 AND ZONING CODE UPDATE CERTIFIED PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT AND (2) APPROVING SITE PLAN REVIEW, TENTATIVE TRACT MAP, RECREATION FACILITIES CREDIT AGAINST PARKLAND DEDICATION REQUIREMENTS AS AMENDED, AND EXTENDED CONSTRUCTION HOURS FOR PROJECT P2025-0050-SPR/TTM, 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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Public Comment - Items NOT on the Agenda (Continued)

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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Items from Planning Commissioners/Staff

Emily Stadnicki, Current Planning Manager, discussed receipt of the Daniel Burnham Award for the Comprehensive Plan from the American Planning Association and she reviewed upcoming agenda items.

Adjournment

There being no further business, at 8:26 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on November 12, 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