

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

February 12, 2025  
7:00 p.m.

**Call to Order & Roll Call**

Chair Reilman called the regular meeting of the Culver City Planning Commission to order at 7:00 p.m. at the Culver City Senior Center and via Webex.

Present: Andrew Reilman, Chair  
Jen Carter, Commissioner  
Stephen Jones, Commissioner

Absent: Darrel Menthe, Vice Chair

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**Pledge of Allegiance**

Chair Reilman led the Pledge of Allegiance.

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

Chair Reilman 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**

Ruth Martin del Campo, Current Planning Secretary, reported that no correspondence had been received.

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## **Consent Calendar**

None.

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## **Order of the Agenda**

No changes were made.

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## **Public Hearings**

Item PH-1

### **Consideration of a new Density and Other Bonus Incentives Ordinance and Finding of Consistency with the Certified EIR for the Final Culver City General Plan 2045 and Zoning Code Update Projects (Citywide)**

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

John Moreland, Rincon Consultants, discussed components of the density bonus ordinance; the tiered bonus; proximity to transit; community benefit; annual changes to density bonus law; the flexible density bonus program created that will not require annual updates; compliance with state requirements; categories in the tiered density bonus; affordability requirements in state density bonus law; transit priority areas; transportation study criteria and guidelines; the community benefit bonus; he provided a calculation for a hypothetical project; discussed concessions; height restrictions; and he indicated that the density bonus ordinance was consistent with state law.

Emily Stadnicki, Current Planning Manager, discussed the density bonus ordinance process; distribution of affordable units; monitoring to ensure compliance; application requirements; the density bonus user guide that includes example projects and frequently asked questions; and she recommended Commission approval.

Discussion ensued between staff and Commissioners regarding the ability for designations to change if additional bus lines were added or frequency increased in an area; Metro stops;

buses vs. trains; Transit Priority Areas; the height limit; and state law.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, REILMAN  
NOES: NONE  
ABSENT: MENTHE

Chair Reilman invited public input.

The following members of the public addressed the Commission:

Jeanne Black provided background on herself; thanked staff and the consultants for their work; expressed support for incentivizing the creation of more affordable housing in Culver City; supported tiered density bonuses; and she was pleased to see the incentive for larger apartments and the user guide with examples of how the bonuses are calculated.

Michael Polk discussed sound issues; he felt that the Planning Commission was doing a wonderful job; and he noted that he was present to observe.

Chair Reilman acknowledged sound issues and expressed appreciation to Mr. Polk for his patience.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, REILMAN  
NOES: NONE  
ABSENT: MENTHE

Discussion ensued between staff and Commissioners regarding appreciation for the work; clarification regarding the bus stop community benefit; providing flexibility; adding specificity to the ordinance; appreciation for the user guide; allowing smaller properties to take advantage of the density bonus; evaluation of the program; appreciation for providing multiple options; whether more than 55 years of affordability could be required; difficulties when

affordability requirements come to an end; permanent affordability; state law; usable life of a building; the ability of eligible projects to request additional feet; bringing quality development to the City; appreciation for the public comment; and adding consideration of perpetual affordability to the motion along with any specifics for the recommendation.

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER CARTER THAT THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL:

1. ADOPT A FINDING OF CONSISTENCY REPORT DEMONSTRATING THE DOBI ORDINANCE IS CONSISTENT WITH THE CERTIFIED EIR FOR THE FINAL CULVER CITY GENERAL PLAN 2045 AND ZONING CODE UPDATE (ATTACHMENT 2); AND,
2. APPROVE A PROPOSED NEW DOBI ORDINANCE AS STATED IN RESOLUTION NO. 2025-P002 (ATTACHMENT 1); AND,
3. CONSIDER EXTENDING A PERPETUAL AFFORDABILITY REQUIREMENT FOR ANYTHING ABOVE STATE DENSITY BONUS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, REILMAN  
NOES: NONE  
ABSENT: MENTHE

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Item PH-2

**Consideration of Citywide Residential and Mixed Use Objective Design Standards and Associated City-Initiated Zoning Code Amendment (P2024-0310-ZCA) and Exemption from CEQA**

Gabriela Silva, Associate Planner, provided a summary of the material of record.

John Moreland, Rincon Consultants, provided a presentation on Objective Design Standards.

Emily Stadnicki, Current Planning Manager, discussed applicability and the review process; the ability to request deviations; concessions or waivers as part of the density

bonus project; and the ability to update the document in the future as needed through Planning Commission resolution.

Discussion ensued between staff and Commissioners regarding materials; fire safety; updated CalFire guidance; and requirements for non-combustible construction.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, REILMAN  
NOES: NONE  
ABSENT: MENTHE

Chair Reilman invited public input.

The following member of the public addressed the Commission:

Jeanne Black expressed appreciation for the work done; suggested adding ministerial and the Specific Plan to the definitions section; expressed support for the standards; discussed single family homes; relating the standards to an external standard; colors for the Spanish and Mediterranean architectural style; cohesion; individual expression; providing more flexibility in Section 4.2.2; gated communities where all houses look the same; and concern with serving as a homeowner association and telling people what color they can paint their front door.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, REILMAN  
NOES: NONE  
ABSENT: MENTHE

Discussion ensued between Mr. Moreland, staff, and Commissioners regarding concern with limiting color choices; accommodating colors; architectural style; ministerial vs. discretionary actions; approval of deviations; staff approvals; concern with design standards preventing single family owners from building what they want; the inability to appeal ministerial review; the ability to appeal a

discretionary process; concern with being limiting with restrictions on body and accent colors on commercial buildings; clarification that the guidelines are for new construction; clarification on when standards apply; the process; concessions; and appreciation for staff efforts.

MOVED BY COMMISSIONER CARTER AND SECONDED BY COMMISSIONER JONES THAT THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL: ADOPT RESOLUTION NO. 2025-P003, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) AND 15168(C)(2), AND APPROVAL OF THE CITYWIDE RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN STANDARDS AND ASSOCIATED ZONING CODE AMENDMENT TO INCORPORATE THE STANDARDS BY REFERENCE AND ENSURE CONSISTENCY WITH THE ZONING CODE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, REILMAN  
NOES: NONE  
ABSENT: MENTHE

Chair Reilman received clarification that staff would include the requested definitions.

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#### **Action Items**

None.

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

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported no requests to speak.

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#### **Items from Planning Commissioners/Staff**

Emily Stadnicki, Current Planning Manager, discussed upcoming agenda items; noted that the February meeting would be back in Council Chambers; indicated that there would likely only

be one meeting in March; and she stated that the City Council planned to appoint a new Planning Commissioner at the February 24, 2025, City Council meeting.

Discussion ensued between staff and Commissioners regarding Commissioner availability and potential conflict with the Culver City High School Open House on February 26.

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**Adjournment**

There being no further business, at 8:07 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on February 26, 2025, in Council Chambers.

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RUTH MARTIN DEL CAMPO  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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ANDREW REILMAN  
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