



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

*Culver* CITY

Chair Andrew Reilman  
Vice Chair Darrel Menthe  
Commissioner Jen Carter  
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**

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**7:00 PM**

**Wednesday, March 26, 2025**

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Please Note: Commissioner Jones will be participating via teleconference from 320 Artist Rd #21, Santa Fe, NM 87501.

### 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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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](http://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**

**CALL TO ORDER AND ROLL CALL**

**REGULAR SESSION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT - Items NOT On The Agenda**

Note: All requests to address the meeting body on items of interest to the public that are within the subject matter jurisdiction of the meeting body and NOT on the agenda must be submitted to staff prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each comment may be up to three minutes in length.

**RECEIPT OF CORRESPONDENCE**

**CONSENT CALENDAR ITEMS**

C-1. [25-899](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION MEETING MINUTES OF JANUARY 22, 2025

**Attachments:** [25-03-26 ATT No 1 Draft PC Meeting Minutes of 01-22-2025](#)

C-2. [25-933](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 12, 2025

**Attachments:** [25-03-26 ATT No 1 Draft PC Meeting Minutes of 02-12-2025](#)

**ORDER OF THE AGENDA**

Note: At any time, the presiding officer may consider reordering the sequence in which items appearing on the agenda.

**PUBLIC HEARINGS**

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PH-1. [25-907](#) PC - PUBLIC HEARING: CONSIDERATION OF A SITE PLAN REVIEW AND DENSITY AND OTHER BONUS INCENTIVE (P2024-0313-SPR/DOBI) TO ALLOW THE CONSTRUCTION OF A DUAL-JURISDICTION MIXED USE BUILDING, WITH 15-UNITS AND AN 1,898 SQUARE FOOT COMMERCIAL SPACE LOCATED AT 13474-76 WASHINGTON BOULEVARD IN CULVER CITY (WITH THE REMAINDER OF THE PROJECT IN THE CITY OF LOS ANGELES)

**Attachments:** [2025-03-26 ATT 1 Proposed Planning Commission Resolution No. 2025-P007 with Exhibit A, Conditions of Approval and Exhibit B, Code Requirements](#)  
[2025-03-26 ATT 2 Project Summary](#)  
[2025-03-26 ATT 3 Vicinity Map](#)  
[2025-03-26 ATT 4 Preliminary Development Plans dated April 2024](#)  
[2025-03-26 ATT 5 CEQA Class 32 Exemption Report dated January 29, 2025](#)

PH-2. [25-908](#) PC - PUBLIC HEARING: CONSIDERATION OF CITY-INITIATED ZONING CODE AMENDMENT (P2025-0012-ZCA) AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17 ZONING CODE, SECTION 17.400.095 RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO CLARIFY AND UPDATE EXISTING CODE SECTIONS TO CONFORM TO STATE ACCESSORY DWELLING UNIT LAW

**Attachments:** [2025-03-26 ATT 1 Proposed Planning Commission Resolution No. 2025-P004, including Exhibit A: Proposed Zoning Code Text Changes in “strikethrough/underline” format](#)

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PH-3. [25-817](#) PC - PUBLIC HEARING: CONSIDERATION OF A CITY-INITIATED ANNUAL ZONING CODE AMENDMENT (P2025-0023-ZCA), MODIFYING VARIOUS SECTIONS OF THE ZONING CODE FOR CLARIFICATIONS, CORRECTIONS, AND UPDATES, AND EXEMPTION FROM CEQA

**Attachments:** [2025-03-26 ATT 1 Proposed Resolution 2025-P005, including Exhibit A: Proposed Zoning Code Text Changes in "strikethrough/underline" format](#)  
[2025-03-26 ATT 2 Summary of Proposed Zoning Code Revisions](#)

**ACTION ITEMS**

**PUBLIC COMMENT - Items NOT On The Agenda (Continued)**

**ITEMS FROM MEMBERS/STAFF**

**ADJOURN**