

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

March 26, 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. in Council Chambers.

Present: Andrew Reilman, Chair
Darrel Menthe, Vice Chair
Alexander van Gaalen, Commissioner

Absent: Jen Carter, Commissioner
Stephen Jones, Commissioner

Commissioner Jones was scheduled to participate via teleconference from Santa Fe, New Mexico. Ruth Martin del Campo, Current Planning Secretary, reported that Commissioner Jones informed staff he was unable to do so.

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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.

Chair Reilman reported that due to absences and changes to membership, Consent Calendar items would be continued until Commissioners Carter or Jones could be present.

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Receipt of Correspondence

Ruth Martin del Campo, Current Planning Secretary, reported that one comment each for Items PH-1 and PH-2 had been received.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of January 22, 2025

This item was deferred.

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Item C-2

Approval of Draft Planning Commission Meeting Minutes of February 12, 2025

This item was deferred.

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Order of the Agenda

Items C-1 and C-2 were deferred to a future meeting.

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Public Hearing Items

Item PH-1

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)

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the role of the City of Los Angeles; preliminary hearings; the process; the need for both jurisdictions to approve the project; responsibility for tenant improvements; review of parts of the current building plan by the Fire Department; enforcement of Conditions of Approval; density bonuses; the height increase; separate incentives in Los Angeles; parking requirements; items relevant to Culver City; and the project address.

Brian Poliquin, PK: Architecture, provided background on the firm and a presentation on the proposed project.

Jesi Harris, Brian Silveira & Associates, discussed the number and type of affordable units included in the project in Los Angeles and in Culver City.

Discussion ensued between project representatives, staff, and Commissioners regarding the number of affordable units included in the project; community meetings; engagement with and feedback from neighborhood councils; changes made in response to public feedback; efforts to provide a wider sidewalk; adding street trees; parking garage entrances; adding pedestrian protections; failed efforts to buy out the neighbor at Del Rey and Washington; the substandard lot size; and parking.

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported that Eve Rappaport had signed up to speak but was not present in person or online.

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding support for the project; work done on the Los Angeles side to make sure that neighbors are included; appreciation for the low-income units; parking; retail connecting to office occupancies; and bringing the community together.

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION: ADOPT A CLASS 32 CEQA CATEGORICAL EXEMPTION AND APPROVE A SITE PLAN REVIEW AND DENSITY AND OTHER BONUS INCENTIVES REQUEST FOR A NEW DUAL-JURISDICTION MIXED-USE PROJECT WITH 15-UNITS IN CULVER CITY AND THE REMAINDER IN LOS ANGELES, SUBJECT TO THE CONDITIONS OF APPROVAL PER THE PROPOSED RESOLUTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

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

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the comment letter received during the public comment period and compliments to staff for addressing the issues and state law.

MOVED BY COMMISSIONER VAN GAALEN AND SECONDED BY VICE CHAIR MENTHE THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Reilman invited public comment.

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

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding incorporation of changes to state law and addressing comments received.

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION: ADOPT RESOLUTION NO. 2025-P004 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-3

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

Emily Stadnicki, Current Planning Manager, introduced the item noting that it was a group effort and she discussed reasons for the modifications.

Narek Mkrtoumian, Planning Technician, discussed minor and important updates to the Residential and Mixed Use Development Tables; clarification to standards; maintaining flexibility while addressing common issues; total allowable floor area; alley width; rear setback requirements; consistency; alignment of rooftop deck setbacks with underlying minimum requirements; and balancing privacy with practicality.

Jose Mendivil, Associate Planner, discussed clarifying language to allow upper-level projections for balconies and decks; equipment allowances; clarification on distances; resolution of conflicts; the allowed projections section of the code as superseding screening requirements for the residential zones and for stand-alone residential uses in mixed use zones; and changes to the definitions section.

Andrea Fleck, Assistant Planner, discussed updates to details and definitions related to land uses.

William Kavadas, Assistant Planner, discussed driveway sight safety lines; fence height; and removal of Temporary Use Permit (TUP) requirements for temporary storage containers for residential properties.

Gabriela Silva, Associate Planner, discussed revisions related to parking, and changes to align with updates to state law.

Emily Stadnicki, Current Planning Manager, discussed the City Council amendment to policy on public notification and community engagement; state legislation that limits the City's discretionary review on housing projects; efforts to streamline processes; research regarding policies of other jurisdictions; building in flexibility regarding hybrid meetings and websites; and the staff recommendation.

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Reilman invited public comment.

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

MOVED BY CHAIR REILMAN AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding driveway allowances; state law vs. aesthetics; changes to clarify what the 16-foot width refers to; roof deck setbacks; conformance with underlying zone setback requirements; the 8-foot high fence requirement; neighbor agreements; the standard neighboring owner affidavit; accounting for indoor and outdoor events equally for temporary uses and special events; special events in mixed-use districts; events at hotels; clarification that changes would not affect the special events center on Playa Court; clarification on changes to the definition of side yard to extend the full length of the lot; ensuring that the side yard setback is still subject to maximum encroachments; equipment screening; photovoltaics/solar equipment; allowed projection above the rooftop parking deck for solar; temporary storage; the 180 day limit in the code for storage containers; concern with lack of a process for temporary storage in front yards or driveways; required application for temporary storage containers; making it easier to use temporary storage for shorter timeframes; ministerial decisions; staff review of applications; eliminating fees for short-term pods; neighbor recourse; and available evidence of how long the item has been approved for.

Additional discussion ensued between staff and Commissioners regarding support for only requiring one community meeting; Commission and City Council meetings that are open to the public; opportunities to provide feedback and input into the record; concern with requiring community meetings where one person shows up; an amendment that is moving things to ministerial process; consistency with standards; acting as stewards for the community; providing a forum to express

opinions and offer feedback; and allowing staff more time to focus on things that are productive.

MOVED BY VICE CHAIR MENTHE AND SECONDED BY COMMISSIONER VAN GAALEN THAT THE PLANNING COMMISSION: ADOPT RESOLUTION NO. 2025-P005, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3), AND APPROVAL OF THE ZONING CODE AMENDMENT TO MAKE THE CORRECTIONS, CLARIFICATIONS, AND UPDATES TO VARIOUS PORTIONS OF THE ZONING CODE AS OUTLINED IN EXHIBIT A WITH A RECOMMENDATION FROM THE PLANNING COMMISSION THAT CITY COUNCIL MOVE TO LIMIT RESIDENTIAL COMMUNITY MEETINGS TO ONE MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mark Muenzer, Planning and Development Director, thanked Current Planning staff for their work on the item, and discussed the team effort and amount of work put into the process.

Chair Reilman acknowledged the hard work; discussed the joint presentation; and expressed appreciation for the opportunity to see the valuable staff that gets everything done.

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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, welcomed Commissioner van Gaalen as a sitting member of the Planning Commission, and she introduced new Senior Planner, Gabriel Barreras.

Gabriel Barreras, Senior Planner, introduced himself and discussed his background.

Commissioners welcomed Mr. Barreras.

Emily Stadnicki, Current Planning Manager, discussed upcoming agenda items.

Mark Muenzer, Planning and Development Director, announced that City staff had started to submit the 2045 General Plan for various awards; discussed an Honorable Mention for the Long Range Planning Award from SCAG (Southern California Association of Governments); being present to receive an award in the American Planning Association Housing Innovation category at the upcoming conference; recognition as the result of the City's commitment; appreciation for the acknowledgement of work done to welcome change where possible; and he thanked the Commission for their work.

Chair Reilman acknowledged the work of previous Planning Commissioners on the General Plan.

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Adjournment

There being no further business, at 8:27 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on April 9, 2025.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

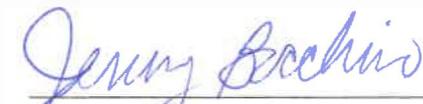
APPROVED

August 13, 2025



~~ANDREW REILMAN~~ Delrel Menthe - Vice Chair
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

15 AUG 2025
Date