



Mike Balkman
Council Chambers
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Culver City, CA 90232
(310) 253-5851



PLANNING COMMISSION

Chair Andrew Reilman
Vice Chair Darrel Menthe
Commissioner Jackson Brissette
Commissioner Jen Carter
Commissioner Stephen Jones

Regular Meeting

**MEMBERS OF THE PUBLIC MAY ATTEND
IN-PERSON OR UTILIZE THE COURTESY
VIRTUAL OPTION**

7:00 PM

Wednesday, July 24, 2024

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.

In addition to attending meetings in person, all meetings may be viewed via Webex. Find the link to join a meeting via Webex, once in progress, at 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.

City Council and Commission meetings may also be viewed live online at www.culvercity.org/meetings by clicking "In Progress"; on the Culver City YouTube channel or on Culver City cable: Channel 35 (Spectrum subscribers), Channel 37 (Frontier subscribers), and Channel 99 (AT&T U-Verse subscribers). Please check channel guide listings for your provider.

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.

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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 meeting 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.

Go to www.culvercity.org/agendas for complete information on how to provide written and oral comments.

WRITTEN COMMENTS: Please provide comments via eComment at 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. 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. 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 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. 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.

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

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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. [25-97](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION
MEETING MINUTES OF MAY 8, 2024

Attachments: [24-07-24 ATT No 1 Draft PC Meeting Minutes of 05-08-24.pdf](#)

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. [25-36](#) PC - PUBLIC HEARING: CONSIDERATION OF A
CONDITIONAL USE PERMIT MODIFICATION
(P2021-0135), TO ALLOW THE RELOCATION AND
EXPANSION OF AN EXISTING FUELING STATION,
SURFACE PARKING, AND ASSOCIATED PROJECT
DESIGN FEATURES AND SITE IMPROVEMENTS AT
13431-13463 WASHINGTON BOULEVARD (PROJECT).

- Attachments:** [2024-07-24 ATT 1 PC Resolution P2024-007 Exhibit A and B](#)
[2024-07-24 ATT 2 Vicinity Map](#)
[2024-07-24 ATT 3 Project Summary](#)
[2024-07-24 ATT 4 Preliminary Development Plans](#)
[2024-07-24 ATT 5 CEQA Class 32 Report \(including
Transportation Study\)](#)
[2024-07-24 ATT 6 Preliminary Construction Management Plan](#)
[2024-07-24 ATT 7 Community Meeting Summaries](#)
[2024-07-24 ATT 8 Public Comments](#)

PH-2. [25-60](#) PC - PUBLIC HEARING: CONSIDERATION OF A
TENTATIVE PARCEL MAP NO. 84280 TO CONSTRUCT A
DETACHED TWO-UNIT RESIDENTIAL CONDOMINIUM
DEVELOPMENT AT 3556 HELMS AVENUE (PROJECT).

- Attachments:** [Attachment No. 1 - Proposed Resolution No. 2024-P008 and
Exhibit A Conditions of Approval and Exhibit B Code
Requirements.pdf](#)
[Attachment No. 2 - Vicinity Map](#)
[Attachment No. 3 - Project Summary](#)
[Attachment No. 4 - Tentative Parcel Map No. 84280](#)
[Attachment No. 5 - Preliminary Architectural Plans, dated
November 10, 2023](#)

ACTION ITEMS

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- A-1. [25-95](#) PC - (1) DISCUSSION OF DRAFT WRITTEN REPORT TO CITY COUNCIL REGARDING PLANNING COMMISSION'S ACCOMPLISHMENTS AND PROPOSED ACTIVITY/UPCOMING AGENDA ITEMS FOR THE NEXT SIX MONTHS; (2) AUTHORIZE TRANSMITTAL TO CITY COUNCIL

Attachments: [ATT No 1 CC Policy 3002 Commissions Boards and Committees 05-10-2021.pdf](#)

- A-2. [25-118](#) PC: SELECTION OF THE COMMITTEE MEMBERS

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM MEMBERS/STAFF

ADJOURN