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*Culver* CITY

## PLANNING COMMISSION

Chair Dana Sayles  
Vice Chair Nancy Barba  
Commissioner Jen Carter  
Commissioner Ed Ogosta  
Commissioner Andrew Reilman

### Regular Meeting

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

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**7:00 PM**

**Wednesday, May 25, 2022**

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### MEETING INFORMATION

Face masks are required to be worn by everyone present in the meeting, regardless of vaccination status.

In addition to attending meetings in person, meetings of the Civil Service Commission, Cultural Affairs Commission, Parks, Recreation, and Community Services Commission, and Planning Commission may be viewed live online at [www.culvercity.org/meetings](http://www.culvercity.org/meetings) and by clicking on the "In Progress" meeting or on the Culver City YouTube channel. Planning Commission Meetings may also be attended via Webex, which requires pre-registration. Complete information on how to attend and participate can be found at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

Commission meetings may also be viewed live in Culver City on Channel 35 (Spectrum subscribers), on 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](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 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](http://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](http://www.culvercity.org/meetings). Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Written comments may also be sent via [public.comment@culvercity.org](mailto:public.comment@culvercity.org), or mail. Should you not wish to have your personal contact information placed into the record of the meeting, please submit comments via the eComment portal. Those received 4 hours in advance of the start time will be provided to 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:** For commissions, committees and boards other than the Planning Commission, please sign in to speak upon arrival. Speakers will be called in chronological order, whenever possible. Each speaker may address the members of the body for up to three minutes. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the meeting body. At the start of each agenda item, staff will read aloud the names of those who have registered and requested to speak on an agenda item. Requests to speak that are received after the start of the public comment period for that agenda item will not be considered until the end of the meeting.

Planning Commission attendees are strongly encouraged to register to speak in advance of the meeting at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

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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 members of the 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).

**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

RECEIPT OF CORRESPONDENCE

CONSENT CALENDAR ITEMS

C-1. [22-1043](#) PC - CONSENT ITEM: APPROVAL OF DRAFT PLANNING  
COMMISSION MEETING MINUTES OF APRIL 13, 2022

**Attachments:** [22-05-25 ATT No 1 Draft PC Meeting Minutes of  
04-13-2022.pdf](#)

C-2. [22-1044](#) PC - CONSENT ITEM: APPROVAL OF DRAFT PLANNING  
COMMISSION MEETING MINUTES OF APRIL 27, 2022

**Attachments:** [22-05-25 ATT No 2 Draft PC Meeting Minutes of  
04-27-2022.pdf](#)

ORDER OF THE AGENDA

PUBLIC HEARINGS

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PH-1. [22-1053](#) PC - PUBLIC HEARING: TENTATIVE PARCEL MAP NO. 83616 TO SUBDIVIDE 4164 AND 4170 LINCOLN AVENUE TO CONSTRUCT A TWO-UNIT RESIDENTIAL CONDOMINIUM ON EACH PARCEL.

- Attachments:** [2022-05-25 ATT NO 1 Proposed PC Resolution No. 2022-P007 and Exhibit A Conditions of Approval and Exhibit B Code Requirements \(4164 Lincoln\).pdf](#)  
[2022-05-25 ATT NO 2 Proposed PC Resolution No. 2022-P008 and Exhibit A Conditions of Approval and Exhibit B Code Requirements \(4170 Lincoln\).pdf](#)  
[2022-05-25 ATT NO 3 Vicinity Map.pdf](#)  
[2022-05-25 ATT NO 4 Project Summary.pdf](#)  
[2022-05-25 ATT NO 5 Tentative Parcel Map 83616.pdf](#)  
[2022-05-25 ATT NO 6 Preliminary Architectural Plans.pdf](#)

PH-2. [22-1056](#) PC - PUBLIC HEARING: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW CONTINUATION OF AN EXISTING PRIVATE SCHOOL AT 3430 MCMANUS AVENUE (PROJECT).

- Attachments:** [2022-05-25 ATT-1. Proposed PC Resolution 3430 McManus Echo Horison.pdf](#)  
[2022-05-25 ATT-2. Vicinity Map 3430 McManus Echo Horison CUP.pdf](#)  
[2022-05-25 ATT-3. Project Summary 3430 McManus Echo Horison CUP.pdf](#)  
[2022-05-25 ATT-4. Preliminary Development Plans 3430 McManus Echo Horison CUP.pdf](#)  
[2022-05-25 ATT-5. School Background Operations 3430 McManus Echo Horison CUP.pdf](#)  
[2022-05-25 ATT-6. Parking Management Plan 3430 McManus Echo Horison CUP.pdf](#)  
[2022-05-25 ATT-7. Circulation Drop Off Pick Up 3430 McManus Echo Horison CUP.pdf](#)

**ACTION ITEMS**

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A-1. [22-636](#) PC - ACTION ITEM: (1) PART 3 OF REVIEW AND DISCUSSION OF UPDATE AND INFORMATIONAL MATERIALS AND SURVEY REGARDING COMPREHENSIVE REVISIONS TO ZONING CODE REQUIREMENTS AND STANDARDS RELATING TO REQUIRED OFF-STREET PARKING CITYWIDE; AND (2) DIRECTION TO STAFF RELATED TO DISCUSSION ITEMS.

**Attachments:** [22-05-25 ATT No 1 Survey Results.pdf](#)

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM MEMBERS/STAFF

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