



Mike Balkman  
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(310) 253-5851



## PLANNING COMMISSION

Chair Nancy Barba  
Vice Chair Ed Ogosta  
Commissioner Jen Carter  
Commissioner Stephen Jones  
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, October 12, 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, certain meetings may be attended remotely via Webex. Complete information on how to attend and participate can be found at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

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, as well as

on Channel 35 (Spectrum subscribers), on Channel 37 (Frontier subscribers), and Channel 99 (AT&T U-Verse subscribers) for Culver City residents. 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:** We encourage everyone who wishes to speak to register in advance 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. In-person attendees may also register to speak upon arrival. 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 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.

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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**

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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. [23-216](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION  
MEETING MINUTES OF AUGUST 10, 2022

**Attachments:** [22-10-12 ATT No 1 Draft PC Meeting Minutes of 8-10-22.pdf](#)

C-2. [23-291](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION  
MEETING MINUTES OF AUGUST 24, 2022

**Attachments:** [22-10-12 ATT No 2 Draft PC Meeting Minutes of August 24, 2022.pdf](#)

ORDER OF THE AGENDA

PUBLIC HEARINGS

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- PH-1. [23-255](#) PC - PUBLIC HEARING: CONSIDERATION OF A SITE PLAN REVIEW TO ALLOW THE DEMOLITION OF AN EXISTING ONE-STORY AND TWO-STORY OFFICE BUILDING AND SURFACE PARKING LOTS AND THE CONSTRUCTION OF A NEW FOUR STORY, 145,751 SQUARE FOOT OFFICE BUILDING WITH THREE SUBTERRANEAN PARKING LEVELS AT 3817-3855 WATSEKA AVENUE (PROJECT).

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**Attachments:** [2022-10-12 ATT-1 Proposed Planning Commission Resolution No. 2022-P018 and Exhibit A Conditions of Approval and Exhibit B Standard Code Requirements.pdf](#)  
[2022-10-12 ATT-2 Project Summary.pdf](#)  
[2022-10-12 ATT-3 Vicinity Map.PDF](#)  
[2022-10-12 ATT-4 Preliminary Development Plans dated August 2022.PDF](#)  
[2022-10-12 ATT-5 CEQA Class 32 Exemption Report dated March 4, 2022.pdf](#)  
[2022-10-12 ATT-6 CEQA Attachment A, Class 32 Report Transportation Assessment.pdf](#)  
[2022-10-12 ATT-7 CEQA Attachment B, Class 32 Report Noise & Vibration Study .pdf](#)  
[2022-10-12 ATT-8 CEQA Attachment C, Class 32 Report Air Quality Study .pdf](#)  
[2022-10-12 ATT-9 CEQA Attachment D, Class 32 Report Water Quality Memorandum .pdf](#)  
[2022-10-12 ATT-10 CEQA Attachment E, Class 32 Report Utility Will Serve Letters .pdf](#)  
[2022-10-12 ATT-11 CEQA Attachment F, Class 32 Historical Resource Technical Report.pdf](#)  
[2022-10-12 ATT-12 Preliminary Construction Management Plan.pdf](#)  
[2022-10-12 ATT-13 Community Meeting Notes, March 5, 2020, and March 9, 2021.pdf](#)  
[2022-10-12 ATT-14 Transportation Assessment and Response.PDF](#)  
[2022-10-12 ATT-15 Transportation Demand Management Plan.PDF](#)  
[2022-10-12 ATT-16 Parking Operations Plan.PDF](#)

**ACTION ITEMS****PUBLIC COMMENT - Items NOT On The Agenda (Continued)****ITEMS FROM MEMBERS/STAFF**

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**ADJOURN**