



Mike Balkman
Council Chambers
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Culver City, CA 90232
(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**

7:00 PM

Wednesday, December 14, 2022

MEETING INFORMATION

Indoor masking is highly recommended, but not required, at City Council, Commission, Board, and Committee meetings.

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

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. [23-473](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION MEETING MINUTES OF OCTOBER 26, 2022

Attachments: [22-12-14 ATT 1 Draft PC Meeting Minutes of 10-26-22.pdf](#)

- C-2. [23-474](#) PC: APPROVAL OF DRAFT PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 9, 2022

Attachments: [22-12-14 ATT 2 Draft PC Meeting Minutes of 11-09-22.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. [23-428](#) PC - PUBLIC HEARING: CONSIDERATION OF A TENTATIVE PARCEL MAP NO. 83882 TO CONSTRUCT A TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 4168 MILDRED AVENUE (PROJECT) AND DETERMINATION THAT PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 15 CATEGORICAL EXEMPTION.

Attachments: [2022-12-14 ATT-1 Resolution No. 2022-P023 and Exhibit A Conditions of Approval and Exhibit B Code Requirements.pdf](#)
[2022-12-14 ATT-2 Vicinity Map.pdf](#)
[2022-12-14 ATT-3 Project Summary.pdf](#)
[2022-12-14 ATT-4 Tentative Parcel Map No 83882.pdf](#)
[2022-12-14 ATT-5 Preliminary Architectural Plans.pdf](#)

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PH-2. [23-431](#) PC - PUBLIC HEARING: CONSIDERATION OF AN ADMINISTRATIVE SITE PLAN REVIEW MODIFICATION, TO ALLOW CONSTRUCTION OF A 9-UNIT TOWNHOME STYLE CONDOMINIUM SUBDIVISION AT 4051 AND 4055 JACKSON AVENUE (PROJECT) AND DETERMINATION OF CONSISTENCY WITH PREVIOUSLY ADOPTED CLASS 32 CEQA EXEMPTION.

Attachments: [2022-12-14 ATT-1 ASPR Mod PC 4051 4055 Jackson Ave Condo Resolution Final.pdf](#)
[2022-12-14 ATT-2 ASPR Mod PC 4051 4055 Jackson Ave Oct 26 PC Staff Report.pdf](#)
[2022-12-14 ATT-3 ASPR Mod PC 4051 4055 Jackson Ave Condo Project Summary.pdf](#)
[2022-12-14 ATT-4 ASPR Mod PC 4051 4055 Jackson Ave Condo Vicinity Map.pdf](#)
[2022-12-14 ATT-5 ASPR Mod PC 4051 4055 Jackson Ave Condo 4 10 2019 Staff Report.pdf](#)
[2022-12-14 ATT-6 ASPR Mod PC 4051 4055 Jackson Ave Condo 4 10 2019 PC Minutes.pdf](#)
[2022-12-14 ATT-7 ASPR Mod PC 4051 4055 Jackson Ave Condo 4 10 2019 PC Prelim Plans Dated 6 29 2018.pdf](#)
[2022-12-14 ATT-8 ASPR Mod PC 4051 4055 Jackson Ave Condo Mod Preliminary Plans Dated 9 29 2022.pdf](#)
[2022-12-14 ATT-9 ASPR Mod PC 4051 4055 Jackson Ave Condo Tract Map No 77092.pdf](#)
[2022-12-14 ATT-10 ASPR Mod PC 4051 4055 Jackson Ave Condo Applicant Lawyer Support Letter.pdf](#)

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- PH-3. [23-437](#) PC - PUBLIC HEARING: CONSIDERATION OF A SITE PLAN REVIEW, ADMINISTRATIVE MODIFICATION, AND ADMINISTRATIVE USE PERMIT (P2022-0062), TO ALLOW A THREE-STORY, 47.3-FT HIGH, 35,073 SQ. FT. COMMERCIAL/OFFICE DEVELOPMENT WITH OUTDOOR DINING, SUBTERRANEAN PARKING, AND ASSOCIATED SITE IMPROVEMENTS AT 8570 NATIONAL BOULEVARD (PROJECT) AND DETERMINATION THAT PROJECT IS EXEMPT FROM CEQA PURSUANT TO A CLASS 32 EXEMPTION.

Attachments: [22-12-14 ATT No 1 Proposed PC Resolution 2022-P024 w Exhibits.pdf](#)
[22-12-14 ATT No 2 Vicinity Map.pdf](#)
[22-12-14 ATT No 3 Project Summary.pdf](#)
[22-12-14 ATT No 4 Preliminary Development Plans.pdf](#)
[22-12-14 ATT No 5 CEQA Tech Report.pdf](#)
[22-12-14 ATT No 6 Prelim Construction Mgmt Plan.pdf](#)
[22-12-14 ATT No 7 Approved Art Concept Plans.pdf](#)
[22-12-14 ATT No 8 Community Meeting Summaries.pdf](#)
[22-12-14 ATT No 9 Public Comment.pdf](#)

ACTION ITEMS

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM MEMBERS/STAFF

ADJOURN