

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

August 10, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Vice Chair Ogosta called the regular meeting of the Culver City Planning Commission to order at 7:03 p.m. in Council Chambers and via Webex.

Present: Ed Ogosta, Vice Chair  
Jennifer Carter, Commissioner  
Stephen Jones, Commissioner  
Andrew Reilman, Commissioner

Absent: Nancy Barba, Chair

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**Pledge of Allegiance**

David Voncannon led the Pledge of Allegiance.

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**Public Comment - Items NOT on the Agenda**

Vice Chair Ogosta invited public comment.

The following member of the public was called to speak:

Carolyn Libuser was registered to speak but was not present on Webex.

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**Receipt of Correspondence**

Ruth Martin del Campo, Administrative Secretary, indicated that correspondence had been routed to Commissioners and staff prior to the meeting.

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**Consent Calendar**

Item C-1

**Approval of Draft Planning Commission Meeting Minutes for June 22, 2022**

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER CARTER THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MEETING MINUTES FOR JUNE 22, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, OGOSTA, REILMAN  
NOES: NONE  
ABSENT: BARBA  
ABSTAIN: JONES

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**Order of the Agenda**

No changes were made.

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**Public Hearing Item**

Item PH-1

**PC - Consideration of a Site Plan Review & Density and Other Bonus Incentives, to Allow Construction of a 34-unit Residential Mixed-Use Development with Ground Floor Commercial Uses at 9763 Culver Boulevard (Project)**

Erika Ramirez, Current Planning Manager, introduced the item.

Jose Mendivil, Associate Planner, provided a summary of the material of record.

Todd Tipton, Economic Development Manager, joined via Webex to answer questions.

Discussion ensued between staff and Commissioners regarding approval of the Disposition and Development Agreement (DDA); retaining control; City Council consideration of the agreement with ReThink; the Requests for Proposals (RFP); the original plan for the space; City Council intent to provide affordable housing with an arts related use; the Condition requiring an arts-related use; retention of the outside workshop area by Center Theatre Group; the height as compared to The Brick and the Machine; RideShare; access; deliveries; sanitation; curb cuts; options discussed over time; limitations due to the size; options for affordable housing; the RFP process; financial feasibility; compatibility with existing developments; previous efforts to develop the site; acquisition; the Long-Range Property Management Plan; the requirement to return long-term revenues from the property to the state; height restrictions; the adjacent historic theatre; satisfying standards so that the historic properties on either side of the project are not affected; the medium density, medium-height vision for the downtown area; the historic Kirk Douglas Theatre sign; the General Plan and the Housing Element; making decisions based on current laws; concessions granted to exceed current height restrictions; clarification that the Housing Element is not a zoning document; and the zoning code as it relates to height.

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, OGOSTA, REILMAN  
NOES: NONE  
ABSENT: BARBA

Vice Chair Ogosta invited public input.

The following members of the public addressed the Commission:

Greg Reitz, ReThink Development, provided background on the company; introduced the team working on the project; he discussed the process; and the partnership with the architects, the City, and constituents.

Steven Edwards, ReThink Development, discussed the process; history of the site; Café Vida; planning ahead to add height to the project site; the Jazz Bakery; changes to the vision for the site; the need for housing; combining the lots; the example-setting project; disruptions to existing businesses; collaboration with the Center Theatre Group; addressing the trash situation; the Paskan House; housing being added; and project architecture.

Greg Reitz, ReThink Development, discussed construction management; Café Vida; the preliminary plan; maintaining access; staging areas; the arts as a key element of the RFP; the affordable housing component; deed restrictions; ensuring that the units are affordable by design; unit size; lack of onsite parking; sustainability and mobility; walkability; shared cargo bikes and other mobility incentives; tenants that have cars; offsite parking; the existing pedestrian walkway; the design; density bonuses; and he provided materials for Commission review.

Discussion ensued between project representatives, staff, and Commissioners regarding the 55-year covenant vs. a permanent covenant; state law; current issues with expiring affordability covenants; support for the elimination of gas and parking; determination of eligibility and rates for affordable and middle housing; space used for HVAC equipment; a suggestion to pause the project until zoning changes take effect; whether there is anything that can be done to add more units to go over what is allowed; the maximum under state law; the ability of the City Council to enact an ordinance to allow increased density in compliance with the General Plan; clarification that the project is at the maximized height for the type of construction; project costs; increased construction costs; fire ratings; financial feasibility; challenges with the site; the state deadline; potential loss of control of the property; accessibility of the paseo; adjusting ground floor space to accommodate a venue; the bike room; required open space; retail space along the paseo; and the potential use of modular units.

Carolyn Libuser was called to speak but was not present.

David Voncannon, Chamber of Commerce, spoke in support of the project; discussed the original Jazz Bakery proposal; support for the current plan for use of the space, housing in the downtown area, and the lack of parking at the location; he

discussed the architecture style; and he was looking forward to seeing the space activated and support for the arts.

MOVED BY COMMISSIONER CARTER AND SECONDED BY COMMISSIONER JONES THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, OGOSTA, REILMAN  
NOES: NONE  
ABSENT: BARBA

Discussion ensued between staff and Commissioners regarding support for the project; appreciation for the creative foresight; taking advantage of maximum possible density for the site; site constraints; concessions; understanding what is necessary to make 100% affordable housing feasible on public land; fulfilling the promise of the Housing Element to make affordable housing feasible; naturally affordable units; work done on the first floor to provide more space; use of the sidewalk; maximizing the value of public land; bicycle parking; right of way; the restrictive site; lack of a loading area; maximizing public uses; need for the project to contribute to mobility and active transportation to offset the lack of parking; increasing valuable arts space by using the hardscape; coordination with Public Works staff; concern with private use on the public right of way; liability; support for improvements to the paseo to create an asset; building on top of the existing building; sustainability; appropriate architecture; urban design; affordable housing; the arts; mobility features; roof gardens; landscaping; minimizing construction disturbances; appreciation that the owners live in town and that no business tenants need to be evicted; appreciation for the architect selected for the project; and support for the quality project in the City.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER CARTER THAT THE PLANNING COMMISSION APPROVE A CATEGORICAL EXEMPTION AND SITE PLAN REVIEW, P2022-0178-SPR, AND RECOMMENDED CITY COUNCIL APPROVAL OF DENSITY AND OTHER BONUS INCENTIVES, P2022-0178-DOBI, SUBJECT TO CONDITIONS OF APPROVAL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, OGOSTA, REILMAN  
NOES: NONE  
ABSENT: BARBA

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**Action Items**

Item A-1

**PC - (1) Discussion of Draft Written Report to City Council Regarding Workplans; and (2) Authorize Transmittal to City Council**

Erika Ramirez, Current Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding status of the Affordable Housing Overlay zone; the RFP; the Comprehensive Onsite Parking Requirements Update; parking maximums; and the process and timeline for the rezoning program of the Housing Element.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER JONES THAT THE PLANNING COMMISSION AUTHORIZE TRANSMISSION OF THE WRITTEN REPORT TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CARTER, JONES, OGOSTA, REILMAN  
NOES: NONE  
ABSENT: BARBA

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**Public Comment - Items NOT on the Agenda (Continued)**

Vice Chair Ogosta invited public comment.

Ruth Martin del Campo, Administrative Secretary, indicated that Carolyn Libuser had not joined the meeting and no other requests to speak had been received.

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**Items from Planning Commissioners/Staff**

Discussion ensued between staff and Commissioners regarding upcoming agenda items and meeting schedule.

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**Adjournment**

There being no further business, at 8:40 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on August 24, 2022.

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RUTH MARTIN DEL CAMPO  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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NANCY BARBA  
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.

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Jeremy Bocchino  
CITY CLERK

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Date