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

October 9, 2024
7:00 p.m.

Call to Order & Roll Call

Chair Reilman called the regular meeting of the Culver City Planning Commission to order at 7:00 p.m. in Council Chambers and via Webex.

Present: Andrew Reilman, Chair
Darrel Menthe, Vice Chair
Jen Carter, Commissioner
Stephen Jones, Commissioner

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Pledge of Allegiance

Nancy Barba led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported that no requests to speak had been received.

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Presentation

Item P-1

Appreciation of Nancy Barba for Service on the Planning Commission

Mark Muenzer, Planning and Development Director, read an appreciation of Nancy Barba for her service on the Planning

Commission; discussed her accomplishments; and he thanked her for her openness to dialogue and helpfulness.

Commissioners thanked Nancy Barba for her work; expressed appreciation for her ability to bring out what the public was trying to convey; indicated that they had learned a lot from working with her; thanked her for the bridges she built between different views on issues; discussed her ability to see the other sides of issues; the importance of building bridges and bringing people together; acknowledgement of time away from family necessary to serve; risks taken by being in the public; and appreciation for her efficiency in running the meetings.

Nancy Barba expressed appreciation for the kind and generous words; she was pleased that people found some value in her work and in the differences of opinion; expressed appreciation for their willingness to hear other perspectives and for listening to the community; noted the privilege and great responsibility of serving; and she thanked all of the Planning Commissioners who continue to serve and craft the evolution of Culver City.

Chair Reilman indicated that Commissioner Brissette had to move out of state leaving a vacancy on the Commission and he indicated that staff and the City Council were working to fill the vacancy.

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Receipt of Correspondence

Ruth Martin del Campo, Current Planning Secretary, reported that no correspondence had been received.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of August 28, 2024

MOVED BY VICE CHAIR MENTHE, SECONDED BY COMMISSIONER JONES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE DRAFT MEETING MINUTES OF AUGUST 28, 2024.

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Order of the Agenda

No changes were made.

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Public Hearing Items

Item PH-1

Consideration of Amending Tract Map No. 73978-A for the Ivy Station mixed use development located at 8809 Washington Boulevard (Project)

Jose Mendivil, Associate Planner, presented the proposed amending map for the subdivision governing the mixed-use project known as Ivy Station; discussed the project description; the existing mixed-use development; the existing subdivision; the requested modifications; airspace lots; corrections needed due to subsequent determination that certain airspace lots inadvertently crossed property lines on underlying ground lots owned by different parties; Ivy Station seeks to correct map errors by amending the City of Los Angeles Tract Map No. 73977 and City of Culver City Tract Map No. 73978 by creating additional airspace lots; the amending map is required to address corrections; the process; technical corrections that do not change operations or physical characteristics; and the staff recommendation.

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Kyndra Casper, DLA Piper, spoke representing the applicant, discussed the proposed tract map modification; creation of physical air lots that sit in the Metro right of way; clarification that no physical changes or changes to the development are proposed; she presented photographs of the area; discussed the jurisdictional map; approval of the project in 2016 by the City Council; current conditions; she presented examples of proposed changes to the map and the existing project; and noted the intent to create air space lots over Metro right of way which they hold easements on.

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported no requests to speak.

Responding to inquiry, Mark Fox, Iacobellis & Associates, discussed the genesis of the item; conveyance; review of the title survey; the remedy proposed by the title company to carve out additional air lots occurring over the MTA property only; he clarified that the action would not allow them to do anything that they had not originally intended on doing; discussed providing the capability of having an airspace lot that can be conveyed; and separating out the title.

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between Ms. Casper, staff, and Commissioners regarding concern with opening up Metro to future fees from the applicant; clarification that Metro wanted the change; airspace lots that crossed ground lots; clarification that Metro is part owner of the land; cleaning up lots that were crossing; and clarification that Metro signed off on the process to move forward.

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: RECOMMEND THE CITY COUNCIL APPROVE, ON CONSENT, AMENDING MAP P2024-0224-TTM/MOD (TRACT NO. 73978-A), AS STATED IN PROPOSED RESOLUTION NO. 2024-P014.

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Action Items

None.

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Public Comment - Items NOT on the Agenda (Continued)

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported no requests to speak.

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Items from Planning Commissioners/Staff

Mark Muenzer, Planning and Development Director, announced that the new General Plan and Zoning Code had gone into effect; he discussed the initial speaker series in 2018; the long process; and he expressed appreciation to the Commission, City Council, and community for their work on the item.

Emily Stadnicki, Current Planning Manager, discussed cancellation of the October 23, 2024 meeting, and the presentation of the Parks Plan from Parks, Recreation, and Community Services staff and their consultant, Olin, planned for the next meeting on November 13, 2024.

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Adjournment

There being no further business, at 7:26 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on November 13, 2024.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

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ANDREW REILMAN
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 Date
CITY CLERK