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

February 26, 2025
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 Zoom.

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

Absent: Jen Carter, Commissioner

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**Pledge of Allegiance**

Johnnie Griffing led the Pledge of Allegiance.

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

Chair Reilman invited public comment.

The following member of the public addressed the Commission:

Chair Reilman welcomed Alex van Gaalen, who had been appointed to the Planning Commission, but not yet installed.

Alex van Gaalen stated he is looking forward to serving.

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**Receipt of Correspondence**

Ruth Martin del Campo, Current Planning Secretary, reported distributing one piece of correspondence that had been received.

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**Consent Calendar**

None.

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**Order of the Agenda**

Chair Reilman reported that Item PH-2 would be continued to the next meeting.

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**Public Hearing Items**

Item PH-1

**Consideration of a new Subdivision Ordinance including relocation of Condominium Conversion code language from the Zoning Code to the new Subdivision Ordinance, Revision to the Zoning Code definition of Subdivision, Small Lot Design Standards, and finding of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA)**

Jose Mendivil, Associate Planner, presented the proposed update to the City's Subdivision Ordinance.

John Moreland, Rincon Consultants, provided an overview of state ordinances incorporated as part of the update; discussed Senate Bill (SB) 9; SB450; SB684; SB1123; Small Lot Subdivision Standards that will eliminate the current requirements for an exception as a requirement to approve a small lot subdivision; incorporation of objective standards; the current Subdivision Code; lot mergers and lot line adjustments identified in the Housing Element as a way to alleviate housing constraints and simplify processes; required public hearings; parcel maps heard before the Planning Commission; tentative maps heard before the City Council; ministerial processes; updates for consistency with Zoning Code Updates; efforts to further streamline processes; and CEQA (California Environmental Quality Act) Negative Declarations.

Jose Mendivil, Associate Planner discussed public outreach; public comment received; internal meetings that resulted in alignment of the map approval process with established planning procedures in the Municipal Code; the study session with the Planning Commission; positive response from the development community; and the staff recommendation.

Discussion ensued between staff and Commissioners regarding the vesting tentative map; phased development; the process for development of the Objective Design Standards (ODS); review of ODS for Los Angeles; outreach; interested parties contacted; SB450 as precluding ODS; avoidance of conflicts with SB450; and the SB9 ordinance to limit the lot splits.

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

Chair Reilman invited public comment.

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

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

Discussion ensued between staff and Commissioners regarding appreciation for the item coming forward; changing the role of the Planning Commission; the positive change for the City Council; appeals; lack of discretion of the Planning Commission; and the importance of continued public review.

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED (ABSENT COMMISSIONER CARTER), THAT THE PLANNING COMMISSION: RECOMMEND THE CITY COUNCIL:

1. ADOPT A NEGATIVE DECLARATION, FINDING THAT THE INITIAL STUDY DEMONSTRATES THERE IS NO SUBSTANTIAL EVIDENCE THE SUBDIVISION ORDINANCE WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT (ATTACHMENT NO. 3);

2. APPROVE A PROPOSED NEW SUBDIVISION ORDINANCE AS STATED IN EXHIBIT A OF RESOLUTION NO. 2025-P006 (ATTACHMENT 1);

3. APPROVE RELOCATION OF CONDOMINIUM CONVERSION PROVISIONS FROM THE ZONING CODE TO THE NEW SUBDIVISION ORDINANCE AS STATED IN EXHIBIT A OF RESOLUTION NO. 2025-P006;

4. APPROVE THE ZONING CODE DEFINITION OF SUBDIVISION TO BE CONSISTENT WITH THE DEFINITION IN THE NEW SUBDIVISION ORDINANCE AS STATED IN EXHIBIT A OF RESOLUTION NO. 2025-P006;

5. APPROVE SMALL LOT DESIGN STANDARDS THAT ARE TO BE INCORPORATED INTO THE OBJECTIVE DESIGN STANDARDS AND AS STATED IN EXHIBIT B OF RESOLUTION NO. 2025-P006.

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Item PH-2

**Consideration of City-Initiated Zoning Code Amendment (P2025-0012-ZCA) amending Culver City Municipal Code (CCMC) Title 17 Zoning Code, Section 17.400.095 Residential Uses - Accessory Dwelling Units to clarify and update existing Code sections to conform to State Accessory Dwelling Unit Law**

Emily Stadnicki, Current Planning Manager, reported receipt of a letter from the California Housing Defense Fund listing multiple issues they felt were out of compliance with state law, and she recommended that the item be continued to March 26, 2025.

Chair Reilman invited public comment.

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

MOVED BY CHAIR REILMAN, SECONDED BY COMMISSIONER JONES AND UNANIMOUSLY CARRIED (ABSENT COMMISSIONER CARTER), THAT THE PLANNING COMMISSION CONTINUE ITEM PH-2 TO MARCH 26, 2025.

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Item PH-3

**Continuance of the Public Hearing for Consideration of a City-Initiated Annual Zoning Code Amendment (P2025-0023-ZCA), Modifying Various Sections of the Zoning Code for Necessary Clarifications, Corrections, and Updates, and Exemption from CEQA**

Chair Reilman reported that public notice had been given that the item was continued.

MOVED BY VICE CHAIR MENTHE, SECONDED BY COMMISSIONER JONES AND UNANIMOUSLY CARRIED (ABSENT COMMISSIONER CARTER), THAT THE PLANNING COMMISSION CONTINUE ITEM PH-3 TO MARCH 26, 2025.

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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**

Emily Stadnicki, Current Planning Manager, reported that the Planning Commission would not be meeting on March 12, 2025, and she discussed agenda items for March 26, 2025.

Discussion ensued between staff and Commissioners regarding participation of the new Commissioner at the next meeting and a reminder to fill out Form 700.

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**Adjournment**

There being no further business, at 7:24 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on March 26, 2025.

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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.

_____ _____

Jeremy Bocchino Date
CITY CLERK