

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

September 29, 2021  
7:00 p.m.

**Call to Order & Roll Call**

Chair Sayles called the special meeting of the Culver City Planning Commission to order at 7:09 p.m.

Present: Dana Sayles, Chair  
Nancy Barba, Vice Chair  
Jennifer Carter, Commissioner  
Ed Ogosta, Commissioner  
Andrew Reilman, Commissioner

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**Pledge of Allegiance**

Chair Sayles led the Pledge of Allegiance.

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

Chair Sayles invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment and indicated that no requests to speak had been received.

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**Consent Calendar**

Item C-1

**Approval of Draft Planning Commission Meeting Minutes of  
August 11, 2021**

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 11, 2021 AS SUBMITTED.

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Item C-2

**Approval of Draft Planning Commission Meeting Minutes of August 25, 2021**

Responding to Chair Sayles, Sol Blumenfeld, Community Development Director, discussed staff workload; the intent to bring discussion items back in October; and he indicated that the code amendments were likely to occur after new staffing is retained to fill out the division.

MOVED BY VICE CHAIR BARBA, SECONDED BY COMMISSIONER CARTER AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 25, 2021 AS SUBMITTED.

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**Order of the Agenda**

No changes were made.

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**Public Hearings**

Item PH-1

**PUBLIC HEARING: Consideration of a Conditional Use Permit to convert an existing 3,150 square foot office tenant space to a Cannabis Retailer-Storefront business at 10000 Culver Boulevard (Project)**

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

Tim Dodd, Sweet Flower, provided background on the company and the project; thanked residents and neighbors for their support and feedback; discussed outreach; the community advisory board; diversity; jobs; wages; charitable donations;

mandated events; notification; local experience and track record of the company; the culture of compliance; the commercial zone; parking and traffic strategies to reduce community impacts; design elements; de-stigmatization of cannabis; building confidence; odor control; the intent to create a "Sephora" vibe with the store; State compliance; tracking; security measures beyond minimum standards; the prohibition of onsite product consumption ; ensuring that there is no loitering; improving quality of life for the neighborhood; and planned partnerships with neighboring businesses.

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Sayles thanked the applicant for the thorough, impressive presentation and commitment to the City.

Chair Sayles invited public comment.

The following members of the public addressed the Commission:

Laura Anderson, Upward Bound House, expressed support for the opening of Sweet Flower noting that they had been an amazing partner.

Jamie Wallace expressed strong support for Sweet Flower and hoped that the Planning Commission would issue their Conditional Use Permit (CUP).

Bob Wallace expressed support for the helpful people at Sweet Flower; discussed cleanliness of the premises; informative seminars; and he was looking forward to having a nearby location.

Ivan Gadelev, Sweet Flower employee, discussed unionization efforts and he encouraged the City to monitor compliance with local and state requirements.

Colin Diaz, Chamber of Commerce, discussed partnerships between Sweet Flower and neighborhood organizations; the brand; destigmatizing retail cannabis; education; local and state regulations; the commitment to Culver City; transparency and collaboration; outreach; local hiring initiatives; creation of well-paying jobs with benefits; tax revenue for the City; the applicant's record of charitable

giving; willingness to embed in the community; and he expressed support for the CUP request.

Ann Allaire, former School Board Member, expressed support for the CUP request and she discussed efforts by Sweet Flower to reach out to the schools to build a relationship and encourage conversation.

Ken Mand discussed his work with the number 2 applicant in the process; expressed support for community engagement done by Sweet Flower; and he echoed comments made by Colin Diaz.

MOVED BY COMMISSIONER OGOSTA, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding appreciation for the presentation; community support; further engagement of the active retail corridor in downtown Culver City; parking concerns in written comment received; length of the process; acknowledgement that the applicant had cleared all the hurdles to ensure that the project is appropriate for the area; the minimal amount of opposition to the project; support for the design; appreciation for the attention to detail; proximity to the school; limited possibilities for locations of the three dispensaries allowed in the City; appreciation for the community support of the project; the sensitive topic; the feeling that the project is similar to a high-end liquor store; the commitment to being a good neighbor; aesthetics; providing a true retail experience; and hours of operation.

MOVED BY COMMISSIONER REILMAN, SECONDED BY VICE CHAIR BARBA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: ADOPT A RESOLUTION ADOPTING A CATEGORICAL EXEMPTION AND APPROVING CONDITIONAL USE PERMIT, P2021-0039-CUP, SUBJECT TO THE CONDITIONS OF APPROVAL AND APPLICABLE CODE REQUIREMENTS AS STATED IN RESOLUTION NO. 2021-P011.

Tim Dodd, Sweet Flower, thanked the City.

Discussion ensued between staff and Commissioners regarding Item PH-1 having to go before the City Council. Staff clarified that only a Cannabis Business Permit would need to go to the City Council as an Action Item. If item PH-1 is appealed, then the City Council will need to hold an appeal hearing project.

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

Chair Sayles invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that no other requests to speak had been received.

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**Receipt of Correspondence**

Ruth Martin del Campo, Administrative Clerk, indicated that no correspondence had been received.

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**Items from Planning Commissioners/Staff**

Vice Chair Barba asked about the latest draft of the Housing Element and was advised to reach out to staff offline regarding protective measures to ensure that down zoning is not possible, as the item was not on the agenda.

Chair Sayles suggested that the discussion on streamlining measures include a discussion on the implications of SB 8 when it passes in January.

Sol Blumenfeld, Community Development Director, indicated that staff was working on the discussion items and he would not be able to discuss agenda items beyond October.

Discussion ensued between staff and Commissioners regarding scheduling and agenda items.

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**Adjournment**

There being no further business, at 8:33 p.m., the Culver City Planning Commission adjourned.

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RUTH MARTIN DEL CAMPO  
ADMINISTRATIVE CLERK of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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DANA SAYLES  
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 Green  
CITY CLERK

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Date