

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

August 28, 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 7:01 p.m. in Council Chambers and via Webex.

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

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**Pledge of Allegiance**

Commissioner Brissette 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, indicated that no requests to speak for Items NOT on the Agenda had been received.

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**Presentation**

Item P-1

**Presentation: Appreciation of Nancy Barba for Service on the Planning Commission**

Chair Reilman reported that Item P-1 had been tabled.

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**Receipt of Correspondence**

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECEIVE AND FILE CORRESPONDENCE.

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**Consent Calendar**

Item C-1

**Approval of Draft Planning Commission Meeting Minutes of July 24, 2024**

MOVED BY VICE CHAIR MENTHE, SECONDED BY COMMISSIONER BRISSETTE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE DRAFT MEETING MINUTES OF JULY 24, 2024.

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**Order of the Agenda**

No changes were made.

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**Public Hearings**

Item PH-1

**PC - Consideration of an Administrative Site Plan Review and Tentative Parcel Map to allow the demolition of an existing one-story single-family dwelling and the construction of a new two-story, four-unit attached condominium development with subterranean parking at 4233 East Boulevard (Project)**

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the small portion of the driveway that falls within the city of Los Angeles; mailers sent to Los Angeles residents; and clarification regarding purview of the Planning Commission.

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

Aaron Brumer, Architect, discussed design intent; ensuring that the building did not look like a monolithic apartment building; materials; outdoor spaces; private spaces; respecting the privacy of the neighbors; window spacing; maintaining structural integrity; shoring design; ensuring no disturbance of the grading on adjacent properties; plan check by the Building Department; and construction logistics.

Discussion ensued between staff and Commissioners regarding shoring; the pedestrian pathway; and clarification that a four-unit detached project would not fit on the lot.

Chair Reilman invited public comment.

The following members of the public addressed the Commission:

Pam Donesley indicated living to the west of the building; noted that half of her property is in Culver City and half is in Los Angeles; discussed existing infrastructure problems; concerns with the sewer line with the increase from one toilet to 12-15; previous explosion of the sewer line on the lower portion of her property several times; she questioned whether a new pipe would be put in to handle the stress of the additional usage; discussed location of the sewer line and concern with a potential rupture during shoring; rooftop access; planters planned on the westside of the building for privacy and to act as noise shields; differences in renderings; vinyl fencing vs. the agreed upon block wall; concern with privacy or noise control; and egress from underground parking.

Tracy Harnell indicated living behind the proposed development; discussed privacy; line of sight; the roof deck; balconies; concern with affects to her pool with dust pollution during construction; concern that mature trees along the property line would be harmed; potential diminished value of her property due to a large condo looming over her home; negative factors for potential buyers; she asked that the Planning Commission reconsider the project design and execution; suggested that alternative designs be explored that prioritize the privacy and well-being of her family; she proposed eliminating the roof deck that looks directly into

her yard; and she hoped that concerns would be taken into consideration as the project moves forward.

Michelle Ford with one minute ceded by Steve Harnell was called to speak but was not present in Council Chambers or on Webex.

Cecilia Cardwell indicated being a neighbor; reported that it was not widely known that the property was zoned R-2; discussed loss of her view and light; comments she made four years ago in support of keeping the park-like setting; concerns raised about privacy and excavation; she questioned whether four units were necessary; discussed maximizing profits and property taxes; trees not shown in the drawings; protection of City trees in the greenbelt; designing to preserve the trees; talk of carbon and cleaning up the air; negative effects of the proposed project; and she expressed disappointment that the project would be allowed.

Michelle Ford with one minute ceded by Steve Harnell, reported being the tenant next door; discussed concerns raised over the past 4-5 years about height, privacy, and windows; care taken on the condo side while all the balconies and bedroom and bathroom windows face their backyard; maxing out the lot; concern with damage to the magnolia tree; subterranean parking going up to the property line; the elaborate proposal for a modest-width property; insufficient parking provided; noise issues related to the large roof decks; and concern with loss of privacy.

Aaron Brumer, Architect, discussed zoning requirements to provide a certain amount of open space for multi-family buildings; use of the roof top decks; use of planter boxes; keeping roof top decks separate from the edge of the property; the five-foot buffer zone between the occupiable roof deck and the neighboring property; restrictions on rooftop deck usage; acknowledgement of privacy issues; openness to screening or making changes to the balconies; parapets; sightlines; acknowledgement of privacy issues with infill development; the buffer zone between the parapet and the roof deck; acknowledgement of concerns regarding shoring and the trees; ensuring that care is taken; communication to ensure a minimum impact on the neighbors; and the importance of being cognizant and communicative with the neighbors.















