City of Culver City

Staff Report Details (With Text)

File #:	25-1289	**Version:**	2	**Name:**	
Type:	Minute Order			**Status:**	Passed
				In control:	PLANNING COMMISSION
On agenda:	6/25/2025			**Final action:**	6/25/2025
Title:	PC - (1) Discussion of Draft Written Report to City Council - Planning Commission Accomplishments and Proposed Activity/Upcoming Agenda Items for the Next Six Months; (2) Authorize Transmittal to City Council				
Indexes:					
Code sections:					
Attachments:	1. CC Policy 3002_Commissions Boards and Committees_05-10-2021				

Date	Ver.	Action By	Action	Result
6/25/2025	2	PLANNING COMMISSION	approved	Pass

PC - (1) Discussion of Draft Written Report to City Council - Planning Commission Accomplishments and Proposed Activity/Upcoming Agenda Items for the Next Six Months; (2) Authorize Transmittal to City Council

Meeting Date: June 25, 2025

Contact Person/Dept: Ruth Martin del Campo, Current Planning Secretary
Emily Stadnicki, Current Planning Manager

Phone Number: (310) 253-5735 / (310) 253-5727

Fiscal Impact: Yes [] No [x] **General Fund:** Yes [] No [x]

Public Hearing: [] **Action Item:** [x] **Attachments:** [x]

Public Notification: (E-Mail) Meetings and Agendas - Planning Commission (06/19/25);

Department Approval: Mark E. Muenzer, Planning and Development Director (06/11/25)

RECOMMENDATION

Staff recommends that the Planning Commission (1) discuss and approve the proposed Planning Commission Biannual Report to the City Council, including accomplishments during the period of January through June 2025 and the Planning Commission's proposed activity/upcoming agenda items for the second half of the 2025 calendar year; and (2) authorize transmittal to City Council.

BACKGROUND

The Culver City Charter provides the City Council with the authority, by ordinance, to establish and abolish Commissions, Boards or Committees as it may determine, from time to time, to be necessary for the effective and efficient governance of the City. The Culver City Municipal Code (CCMC) Section 3.03.005 establishes the

Planning Commission and Section 3.05.400 establishes the Commission's powers and duties as the following:

A. After a public hearing thereon, recommend to the City Council the adoption, amendment or repeal of the General Plan, or any part thereof, for the physical development of the City.

B. Exercise such control over zoning, land subdivisions and building as is granted to it by the City Council and by the laws of the State of California;

C. Make recommendations concerning proposed public works and for the clearance and rebuilding of blighted or substandard areas within the City and public improvement in general;

D. Upon the direction of the City Council, issue Orders to Show Cause why use permits, exceptions or variances granted should not be revoked for violation and to hold necessary
hearings, transmitting findings and recommendations to City Council. A person aggrieved by the action of the Commission may appeal to the City Council by filing a notice of appeal in accordance with the appeal procedures and within the time limits set forth in Chapter 17.640 <https://codelibrary.amlegal.com/codes/culvercity/latest/culvercity_ca/0-0-0-58276> of this Code; and

E. Perform such other duties, not inconsistent with the City Charter or this Code, as may be prescribed by ordinance, resolution, City Council Policy or other City Council action.

Zoning Code Section 17.600.15 includes in the Commission's duties and functions listed above, the following:

(1) The review and final decision on development projects and related environmental documents; and

(2) The recommendations, to the Council for final decision, on Development Agreements, General Plan Amendments, Specific Plans, Zoning Map/Code Amendments, and other applicable environmental documents, policy, or ordinance matters related to the City's planning process; and

(3) That functions listed above shall be performed in compliance with 17.500.010 (Authority for Land Use and Zoning Decisions), Table 5-1 (Review Authority) and the California Environmental Quality Act (CEQA).

City Council Policy Statement Policy Number 3002 was issued and took effect on May 10, 2021 by Resolution No. 2021-R040 to provide general guidelines for the City's Commissions, Boards and Committees (CBC), as well as to representatives appointed to outside agencies and boards. In Section VI. Commission, Board and Committee Interaction with City Council, the policy requires that "Periodically, but not less than biannually, each CBC shall submit to the City Council a written report on their respective activities."

ANALYSIS/DISCUSSION

The analysis below summarizes the Planning Commission's accomplishments during the first half of the 2025 calendar year and provides a list of anticipated activities for the second half of the 2025, as defined in the Planning and Development Department's work plans that correspond to the responsibilities and duties of the Planning Commission.

January - June 2025 Accomplishments

- Project Approvals

1. 11132 Washington Boulevard - Conditional Use Permit to establish a child daycare center
2. 13474-76 Washington Boulevard - Site Plan Review and Density and Other Bonus Incentive for 7-story Mixed Use partially in Culver City and partially in City of Los Angeles with 79 units (15 in Culver City) and 2,670 SF of commercial (1,800 SF in Culver City)

- Zoning Code Amendments/Recommendations to City Council (Council Approved)

  1. Citywide Density Bonus Ordinance Update
  2. Objective Design Standards - Zoning Code Update and Handbook
  3. ADU Update and Pre-Approved ADU Handbook
  4. Citywide Subdivision Ordinance Update
  5. Zoning Code Cleanup for clarity, best practices, and state code compliance

- Zoning Code Amendments/Recommendations to City Council

  1. Comprehensive Sign Code Update (scheduled for June 25, 2025)

- Discussion items
  1. Hayden Tract Specific Plan Study Session
  2. Fox Hills Specific Plan Study Session

July - December 2025 Proposed Activity/Upcoming Agenda Items

- Projects (entitlement applications have been submitted)

  1. 11469 Jefferson Boulevard - 5-story hotel with 147 rooms and two restaurant spaces (Q3/25)
  2. 5757 Uplander Way - 7-story Mixed Use with 1,106 new units, including 78 very low income units, and 5,772 SF commercial (Q4/25)
  3. 100 Corporate Point - 5-7-story Mixed Use with 351 units, including 30 low income units, and 6,825 SF of commercial (Q3/25)
  4. 6201 Bristol Parkway - 6-8-story Mixed Use with 846 units, including 36 very low income units, and 11,406 SF commercial (Q4/25)
  5. 10950 Washington Boulevard - 5-story Mixed Use with 508 units, including 79 low income households, and 14,000 SF of commercial (Q3/25)

- Potential Projects (preliminary project review)

  1. 9401-9449 Jefferson Boulevard - 4-story 250,000 SF media production site
  2. 10150 Jefferson Boulevard - Conditional Use Permit for an auto service center
  3. 11304 Culver Boulevard - 8-story Multifamily dual jurisdiction project with 100% affordable housing, 89 units in Culver City and 54 units in Los Angeles.
  4. 3939 Landmark Street - Conditional Use Permit Modification for existing school
  5. 4315-4321 Sepulveda Boulevard - 5-story Mixed Use with 20 units and 14,000 SF commercial
  6. 10858 Culver Boulevard - Conformance Review for Wende Phase 3 (affordable housing)
  7. 5730 Uplander Way - 7-story multi-family residential with 287 units, including 29 very low income units

- Zoning Code Amendments

  1. TDM Ordinance Update - Collaboration with Public Works and Transportation Departments (Transportation Department lead)

- Information Items

  1. Update on the Hayden Tract Specific Plan
  2. Update on the Fox Hills Specific Plan

ATTACHMENTS

1. Culver City Council Policy Statement Policy Number 3002.

MOTION

That the Planning Commission:

1. Discuss the Accomplishments and Proposed Activity report; and

2. Authorize transmittal to City Council.