

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

May 8, 2024
7:00 p.m.

Call to Order & Roll Call

Chair Jones called the regular meeting of the Culver City Planning Commission to order at 7:06 p.m. in Council Chambers and via Webex.

Present: Stephen Jones, Chair
Nancy Barba, Commissioner
Jennifer Carter, Commissioner
Darrel Menthe, Commissioner

Absent: Andrew Reilman, Vice Chair

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Ruth Martin del Campo, Current Planning Secretary, indicated that Webex was experiencing sound issues whereby online speakers' comments could not be heard, and she reported that no online requests to speak had been received.

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Pledge of Allegiance

Commissioner Barba led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Jones invited public comment.

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

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Receipt of Correspondence

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

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Consent Calendar

Item C-1

PC: Approval of Draft Planning Commission Meeting Minutes of April 24, 2024

MOVED BY COMMISSIONER BARBA AND SECONDED BY COMMISSIONER MENTHE THAT THE PLANNING COMMISSION APPROVE DRAFT PLANNING COMMISSION MEETING MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF APRIL 24, 2024.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: REILMAN

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC - Consideration of a Site Plan Review and Administrative Modification to allow the addition of 27,008 square feet to an existing industrial building to create a 48,906 square foot office building with 4 feet 3 1/2 inches of additional building height above Code standard at 5880 Adams Boulevard (Project)

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

MOVED BY COMMISSIONER MENTHE AND SECONDED BY COMMISSIONER BARBA THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: REILMAN

Ian Lesyk, Redcar Properties, provided a presentation on the project; thanked City staff for their assistance; introduced his team; provided background on the company; discussed existing conditions; the proposed project; the flood zone; justification for the 10% increase in height; plans to reduce construction waste, reduce building mass, stay consistent with existing architectural styles; the upcoming zoning change to MU2; sustainability and mobility features of the project; minimal grading and excavation; clean energy systems; adjacency to transportation and bike paths; and the project as a great addition to the Culver City office market.

Discussion ensued between Mr. Lesyk, staff, and Commissioners regarding increased number of parking spaces; Condition 47; efforts to meet the Art in Public Places requirement; photo voltaic panels; accommodating electric load needs; the battery; the opportunity for a solar canopy in the parking lot; how other buildings in the area meet the flood zone requirements; feasibility of three stories within current height limits; flood zone conditions; and upcoming zoning changes allowing for additional height.

Commissioner Carter indicated that her questions had been answered during a meeting with project representatives earlier in the week.

Chair Jones invited public comment.

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

Additional discussion ensued between staff and Commissioners regarding parking; tenanting; and a suggestion to increase bicycle parking.

MOVED BY COMMISSIONER MENTHE AND SECONDED BY COMMISSIONER BARBA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: REILMAN

Discussion ensued between staff and Commissioners regarding support for the project in a part of the City that could use renovation; lack of traffic impact; support for reuse of an existing building; appreciation consistency with existing architectural styles; support for the reconfiguration of the parking; ensuring that sidewalk access is maintained during the construction period; a request for protected bike storage; gauging tenant needs; people who take transit that also use bikes; the pedestrian protection plan; a request that the staff report include notification that the project is listed in the sites inventory for 33 units of housing; providing an assurance that housing can be made up somewhere else; and staff agreement to make note of projects that are in the sites inventory in the future.

Chair Jones reported that he had met with the applicant noting that while a 10% height increase is nothing to take lightly, the applicant had made a good case for it.

Additional discussion ensued between staff and Commissioners regarding the flood zone; and the attempt to do something artistic.

Emily Stadnicki, Current Planning Manager, read the following suggested finding: The Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA (Regional Housing Needs Assessment) by each income level.

Further discussion ensued between staff and Commissioners regarding the feeling that the finding is necessary because the project site is listed in the Housing Element Sites Inventory; concern with language about all income levels; the above moderate income level where the most buffer exists; and capacity written into the sites inventory.

MOVED BY COMMISSIONER MENTHE AND SECONDED BY COMMISSIONER BARBA THAT THE PLANNING COMMISSION: ADOPT A RESOLUTION ADOPTING A CATEGORICAL EXEMPTION AND APPROVING SITE PLAN REVIEW AND ADMINISTRATIVE MODIFICATION P2024-0038-SPR/AM, SUBJECT TO CONDITIONS OF APPROVAL WITH THE ADDITIONAL FINDING PROPOSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, JONES, MENTHE
NOES: NONE
ABSENT: REILMAN

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Public Comment - Items NOT on the Agenda (Continued)

Chair Jones invited public comment.

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

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Items from Planning Commissioners/Staff

Emily Stadnicki, Current Planning Manager, introduced Peer Chacko, the new Senior Planner, and provided background on his experience.

Chair Jones welcomed Mr. Chacko.

Peer Chacko, Senior Planner, expressed eagerness to work with the Commission.

Emily Stadnicki, Current Planning Manager, indicated that the next meeting was cancelled, and the Commission would not meet again until June.

Mark Muenzer, Planning and Development Services Director, discussed the finalized hearing schedule for the General Plan Update and the Zoning Code Update noting that dates would be provided to Commissioners soon.

Commissioner Menthe discussed special Conditions of Approval listed in the project and suggested standardizing them.

Commissioner Barba echoed comments made by Commissioner Menthe; discussed the Affordable Housing Fee; the City Council lookback; she questioned where the price per square foot was set; and she asked about the difference between the Affordable Housing Fee vs. the Mobility Fee.

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Adjournment

There being no further business, at 7:48 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on June 12, 2024.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

July 24, 2024

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
CITY CLERK

29 July 2024
Date