

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

December 12, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:01 p.m.

Present: Scott Wyant, Chair
John Kuechle, Vice Chair
Kevin Lachoff, Commissioner
Anthony Pleskow, Commissioner
Linda Smith Frost, Commissioner

o0o

Pledge of Allegiance

Thomas Gorham, Planning Manager, led the Pledge of
Allegiance.

o0o

Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

o0o

Public Hearing

Item PH-1

**Proposed Zoning Code Map Amendment (ZCMA- P2012118) to
establish a Planned Development Zoning District and
Comprehensive Plan (CP-P2012116) to allow a mixed-use
development consisting of 31,240 square feet of commercial
uses and 115 residential dwelling units located at 8770
Washington Boulevard**

Sol Blumenfeld, Community Development Director, provided
background on the item.

Susan Yun, Senior Planner, provided a summary of the material of record.

Barry Kurtz, Traffic Engineer Consultant, provided an overview of the traffic study created for the project.

Chair Wyant invited public comment.

The following members of the audience addressed the Commission:

Heather Leigh, Project Manager, provided a presentation on the Legado Crossing project and introduced the team involved.

Jeff Mertz, Togawa Smith Martin, provided an overview of the project design.

Rob Pressman, TGP, provided a presentation on landscaping plans for the project.

Claudia Reisenberger, Merge Conceptual Design, discussed the public art piece for the public open space and the park design.

Dino Parks questioned the goals in grouping large-scale development around a transit station; he discussed changing habits; other transit oriented developments; the traffic study; providing transit incentives; support for an ongoing program; the Commute Services Program; he requested that the City require ongoing transit passes provided by Legado to project residents; he offered additional information regarding the Metro reduced fare program; and he discussed bike lanes and the proposed park.

Discussion ensued between Commissioners and Mr. Parks regarding transit passes; resident participation; and distribution of passes.

Commissioner Lachoff discussed types of passes offered and flexibility.

Paul Kay spoke as part-owner of a neighboring building discussing impacts; public benefit; parking on Wesley Street, construction period parking and long-term parking; decreased sidewalk width; storm water treatment; integrating

public art; native plants; Ballona Creek restoration; streetscape furniture; collaborative design; and he expressed support for the development.

Vice Chair Kuechle received clarification regarding the reduced sidewalk width.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding transit passes; concern that the passes could sit unused; subsidies for residents; the proposed park; hardscape and water permeability; signage; tying in the community benefit on the first and second floor; drawing people in; whether the designation of the public space area as a park is accurate; concern with the amount of density; appreciation for the work done by staff; traffic mitigation; costs to the City to allow the developer to provide the mitigations; loss of parking during construction; impacts to the intersection; developer mitigations to the intersection; the right turn lane; clarification that developer land would be used for the mitigation; installation of a traffic signal on Wesley; Advanced Traffic Signal Synchronization; responsibility for costs; minimum requirements for through traffic and parking; the Washington and Cattaraugus intersection; meeting the criteria for installation of a traffic signal; applicant responsibility for signal installation costs; concern with the loss of trees; the absence of a median; degrading the quality of the street; secondary effects of engineering improvements; accident data at the location; incorporating the pedestrian setback; requiring that the developer reconstruct the median; and a suggestion to add a requirement that the trees be replaced.

Ron Hirsch, Hirsch Green Transportation Consulting, discussed trees to be removed in order to construct the left turn pocket.

Additional discussion ensued between staff and Commissioners regarding continuity and consistency of the trees; changing the nature of the street; reducing green time; the purpose of the left turn pocket; project related traffic; concern with the shared costs of a light that the City might not want to put in; Los Angeles requirements vs. Culver City requirements; incremental impacts; projects with impacts to

both cities; combining standards; Planning Commission discretion; using different trees that might work with a narrower median; comprehensive design issues to solve a single problem; creating problems by putting in a light; consideration of the after effects of mitigations; the community benefit issue; definitions of parks; concern that the park might be too fragmented; transitioning from sidewalk grade to a depressed area; resolving the grades; ADA issues; creating a space separate from the street; a suggestion to open up the building more to break up the massing; the energy of the façade; floor plans; the LEED certification; lighting in the units; sustainable living; the quality of the housing units; urban planning; how the project sits on the street; the entrance into the parking lot on Washington; continuing the retail on Washington Boulevard; segregating the public parking from the commercial parking; creating two entrances; acknowledgement that the driveway entrance diminishes the pedestrian friendly effect; the amount of daylight in the retail space; concern that the entry is behind the park; integrating the café with the retail space; program percentages; limiting restaurant capacity; benefits of restaurant clusters; adding flexibility for the developer to utilize the space differently; parking requirements; balancing the ratio; the applicability of credits since the building is a Transit Oriented Development project; additional street medians on East Washington; street width; bicycle lanes; competition for space; required developer participation in future programs for street improvements; the different goals of Public Works and Community Development; the connectivity plan for bicycle paths in the City; the Expo bike path; concern that the light would increase the speed of traffic; requiring a resident transit pass pilot program; continuing the program based upon participation; cost issues with the pass program; the significant discount offered to the developer by Metro; distribution of passes; balancing the use of the passes; the importance of easy access to the second floor; hardscape in the park; the façade on National and Wesley; the right of way; and the property line and design issues.

Discussion between Commissioners and Jeff Mertz, Architect, ensued regarding clarification that the MetroLink was not included in the rendering; efforts to undulate the building; changing the fenestration; the transitioning architecture of the project; articulating the project; and a

request to include a perspective with the Metro in the rendering.

Responding to inquiry from Commissioner Smith Frost, Heather Leigh discussed targeted tenants; smaller retail spaces; and finding tenants.

Further discussion ensued between Commissioners and staff regarding the art/water element in the public space project; whether the final product would resemble the rendering; public open space; community benefit; jurisdiction of the Cultural Affairs Commission; locational issues of the art in the public space; addressing the approach to the second level of park space in the architecture; drawing people upstairs; encroaching into the open space; signage; public parking; the Master Sign Program; future participation of the development in area streetscaping; special conditions; the area around Washington/National; the timing of signal installation; availability of City funds; clarification that the median remains the same until the signal is installed; the Cattaraugus signal; determining whether the streetlight is necessary; the TOD Streetscape plan; providing medians wherever possible; the Platform Project; Condition 68; the massing at the National approach; encouragement to the developer to work with staff; showing the building in the context of the elevated rail line; the utopian vision vs. the realistic vision; second floor access; flexibility to staff to work with the developer; the transit pass pilot program; the Metro program; and a suggested requirement to conduct a survey to measure usage.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE THE PROPOSED ZONING CODE MAP AMENDMENT P-2012118 TO ESTABLISH A PLANNED DEVELOPMENT ZONING DISTRICT AND COMPREHENSIVE PLAN TO ALLOW A MIXED USE DEVELOPMENT AND RESOLUTION 2012-P013 TO APPROVE THE MITIGATED NEGATIVE DECLARATION WITH THE AGREED UPON CONDITIONS OF APPROVAL.

oOo

Consent Calendar

Item C-1

Meeting Minutes: October 29, 2012

MOVED BY COMMISSIONER PLESKOW, SECONDED BY VICE CHAIR KUECHLE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF OCTOBER 29, 2012.

o0o

Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming meetings and agenda items.

o0o

Items from Planning Commissioners

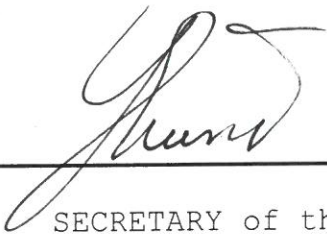
None.

o0o

Adjournment

There being no further business, at 10:13 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 23, 2013, at 7:00 p.m. in the Mike Balkman Council Chambers.

o0o



1/23/13

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____



SCOTT WYANT
CHAIR of the CULVER CITY PLANNING COMMISSION
City of 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, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole

Martin R. Cole
CITY CLERK

29 JAN 2013

Date