

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

October 21, 2015
7:00 p.m.

Call to Order & Roll Call

Chair Lachoff called the meeting of the Planning Commission to order at 7:05 p.m.

Present: Kevin Lachoff, Chair
David VonCannon, Vice Chair
Ed Ogosta, Commissioner
Dana Amy Sayles, Commissioner
Scott Wyant, Commissioner

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

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Comments for Items NOT on the Agenda

Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Public Hearings

Item PH-2
(Out of Sequence)

Planning Commission Consideration of Draft Resolution
Recommending to the City Council Approval of Zoning Code
Amendment P-2015-0103-ZCA Regarding Large Single Family
Development

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Thomas Gorham, Planning Manager, reviewed proposed code amendments.

Sol Blumenfeld, Community Development Director, discussed the recommendation regarding distinguishing between a remodel and a complete teardown, and damage to adjacent property.

Discussion ensued between staff and Commissioners regarding the diagrams and the proposed City Council study session.

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

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Roger Fresch discussed mansionization; decks on top of flat roofs; solar panels; open space within the house; and the date of approval.

Mark Lipman discussed the transformation of Venice; enforcement of changes; outside developers; roof decks; and he urged the Commission to make the proposed changes.

Iain Gulin felt that the proposed solution fell short; expressed concern with a "one size fits all FAR"; noted that many of the large homes being built average around a .6 FAR when the existing stock is around .2; he felt that actions taken by other comparable cities were necessary such as conducting a comprehensive study with a moratorium; he felt a more nuanced approach was necessary; and he suggested consideration of more restrictive overlays in certain areas.

George Dougherty expressed concern with changes to the neighborhood; discussed examples of development that intruded on neighbors; he felt the proposed measures were inadequate; and he questioned whether he wanted to stay in the City to raise his son.

Paula Carlson discussed the families moving in to the homes and wanted to see a compromise that would work for everyone.

Philip Lelyveld discussed preserving light, air circulation and privacy; balancing the rights of property owners to build what they want; creating a "good neighbor filter"; discussed sloping areas vs. flat areas; concern with focusing mostly on size; concern with the proposal; the seizure of building space; the negatives caused to every R-1 home; the need to revisit the General Plan; and he urged resolution of the matter.

Richard Lippo expressed opposition to the ordinance; he felt that properties should be torn down with new properties built; discussed the age of the housing stock; current codes; properties targeted for rebuilding; increased property taxes for new homes; and he expressed concern with a potential decline in property values as a result of restrictions.

Christine Rangel, Los Angeles County Building Industry Association, acknowledged the problem of mansionization; discussed the need for good design; balancing privacy rights vs. property rights; the number of building permits issued; the number of people affected; and she expressed concerns with the proposed changes.

Chair Lachoff explained procedures for public speaking noting that written comments would be held to the same time limit that the speakers were limited to.

Thomas Gorham, Planning Manager, read written comments submitted by:

Marla Koosed
Eric Spies
Jennifer Chen

Ms. Hoffman spoke in opposition to the ordinance as she wanted to expand her home to accommodate her extended family.

MOVED BY VICE CHAIR VONCANNON, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding corner lots; clarification regarding wording for the Courtesy Notice of Construction; clarification of wording on side yard setbacks; the exclusion of the R-2 zone; roof decks; regulations; guard rail requirements; parapets; what constitutes an enclosure; precluding habitable structures; the

zoning code vs. the building code; prohibitions on stairways or mechanical equipment over the height limit; regulatory measures; setbacks; practices of other cities; balconies; allowable encroachments; effects to the building envelope; attached garages; concern with placing an unnecessary burden on current property owners; limiting the FAR to create space between buildings; concern with cumulative impacts; support for the implementation of more restrictive setbacks; side garages; rewarding behavior that improves the neighborhood; the joint study session with the City Council; preserving the character and design of the neighborhoods; whether things are viewed as a penalty or as an incentive; the amount of landscape-able area; side by side parking vs. tandem parking; side entry vs. front entry; differences in properties; concern with a one-size fits all solution; the need for additional study; impacts to the choice of people; providing flexibility while maintaining privacy; concern with unnecessarily penalizing design choices; encouraging articulation; compromise and preserving rights; encouraging behavior that preserves livable neighborhoods; concern with the "wedding cake" effect; the front step back; continuing concern among Commissioners regarding addressing balconies, roof decks, front step backs, floor area and a scaled floor area to address concerns regarding small vs. large lots; areas of consensus; and what constitutes a small lot.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: ADOPT PROVISIONS 3, 5, 6, 7 (WITHOUT THE ATTACHED GARAGE PORTION), 8, 9, AND 10 IN THE ATTACHED RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE DRAFT TEXT AMENDMENT REGARDING LARGE SINGLE FAMILY DEVELOPMENT.

Sol Blumenfeld, Community Development Director, indicated that pursuing the joint study session would be included with the recommendation.

Vice Chair Voncannon thanked those who came out to share their views on the matter.

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Recess/Reconvene

Chair Lachoff called a brief recess from 8:34 p.m. to 8:52 p.m.

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Item PH-1
(Out of Sequence)

Site Plan Review, SPR P-2015081, for the expansion of an existing retail warehouse store (Costco) at 13463 Washington Boulevard in the Commercial Regional Retail (CRR) Zone

Gabriele Silva, Associate Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding Conditions 19 and 44; handling construction given the intensity of use; clarification regarding different pads; clarification that retail uses along Washington are not included; Condition 10; tree removals; State Department of Fish and Game; state mandated requirements; Condition 18; street lights; energy efficiency; the scope of the Costco final EIR from 1998; the maximum envelope; the additional traffic study; revised circulation; conditions of approval that are still applicable; and communication with the School District.

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

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Jennifer Murio, Director of Real Estate for Costco SouthWest Division, provided a review of the project; discussed the expansion; scarcity of land; traffic flow; the community meeting; and key issues.

David Chertok expressed concern about the relocation of the tire center; noise issues; sound propagation; noise mitigation; the annoyance of escaping sound; noise pollution; and concern with decreased property values.

Marguerite Rangel expressed concern with the reconfiguration of the tire center; decibel levels vs. repeated annoying sounds; and she suggested expanding the tire bay at its current location.

Philip Miller expressed concern with the repositioning of the tire center; the previous absorption of noise by the commercial

area; landscaping and cleanliness; attempts to improve traffic issues; he questioned the assertion by Costco that there would be less trips; and he asked that a traffic light be installed at Walgrove and Washington.

Thuy Hua, Los Angeles City Council District 11, Mike Bonin's office; noted that the project adjoined the City's boundaries on three sides; discussed previously addressed issues; and she requested for the record, that the noise consultant step forward to provide additional detail on noise mitigation measures put in place.

Thomas Gorham, Planning Manager, read written comments submitted by:

Gary Steinborn
Jade Towery

Discussion ensued between staff, Commissioners and Ms. Murio regarding construction staging; construction phases; the total length of construction; disruption to parking areas; adding clarification regarding paving Washington Boulevard; the Public Works department requirement to repave to the center line; clarification that most of Washington Boulevard is concrete; discretionary action and improvements around the site; disruption of traffic on Washington; temporary construction impacts; adding language to the condition that the applicant shall work with the Public Works department to determine the extent of the reconstruction of Washington Boulevard as may be deemed necessary by the City Engineer; hours of construction; and tire center hours of operation.

Discussion ensued between the noise consultant and Commissioners regarding the hours of operation; hours of monitoring; the monitoring area; event noises; meeting the standard; simulating what will happen to the nearby houses; the 10-foot wall; the tree barrier; recourse for noise issues; reflected noise; reducing the echo effect; and sound curtains.

Additional discussion ensued between Commissioners and project representatives regarding the option to address significant noise issues by closing the bay doors during tire changes; distance from the tire bay to the nearest house; perception; clarification that there have been no complaints from the homes on Walnut; noise levels if the doors are closed; the location of the 10-foot wall; the site plan; hours of operation; the

reason for the relocation; accommodating the growth; a suggestion for an abbreviated noise study after six months to gauge the impact; receiving cars at 7 a.m. but not starting work until 8 a.m.; efficiency of design; consistency with new construction; clarification that noise levels are below the City code; and the intent to be good neighbors.

Additional discussion ensued between staff, project representatives, and Commissioners regarding cart collection; unintended consequences of the magnetic strip; bike racks; lighting hours; security lighting; concern that the queue for In-N-Out will block Costco parking; moving the In-N-Out entrance to the east; interior queueing; the backup onto Washington Boulevard for In-N-Out; designating the three blocked parking spaces as employee spaces for lower turnover; landscaping; water consumption; compliance with the Water Reduction Act; low to moderate water use plants; photo voltaics; and building code requirements.

Staff and Commissioners summarized added conditions that included: a six-month look-back for noise impacts of tire center operations; installation of a cart retention system; working with the Public Works department on the Washington Boulevard improvements; and the recommendation to designate the parking spots that could be blocked by In-N-Out queueing as employee parking.

Additional discussion ensued between staff and Commissioners regarding clarification that the In-N-Out parking is not controlled by Costco; coordination of parking issues with In-N-Out; clarification that Costco can not be held responsible for In-N-Out actions; and agreement to make a reasonable effort.

Commissioner Wyant moved to accept the site plan review with additional conditions of approval.

Members of the audience expressed concern with meeting procedures; construction and street sweeping in the middle of the night; outside contractors; and the lack of recourse for residents.

Further discussion ensued between staff, Commissioners and project representatives regarding addressing breaches through enforcement; the discretionary permit; latitude to address issues related to after hours maintenance; noise complaints; contact with the Police Department for after hours noise complaints; agreement by Costco representatives to investigate

the after hours maintenance complaints with senior officers; enforcement; and a suggestion that night time maintenance operations be included in the six-month look-back.

David Chertok discussed the suggestion to address sound issues through doors; honking of horns and dropping of tools; and sound leakage.

Chair Lachoff proposed an amendment to the motion to include a condition that work on cars would not be allowed to start until 8 a.m. daily, and clarification that the six-month look-back employ an independent noise consultant funded by Costco.

Commissioner Wyant accepted the amendment.

MOVED BY COMMISSIONER WYANT, SECONDED BY VICE CHAIR VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE SITE PLAN REVIEW, SPR P-2015081, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2015-P006 (ATTACHMENT NO. 1) AND ADDITIONAL CONDITIONS AS NOTED.

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Public Comment for Items Not on the Agenda

Chair Lachoff invited public comment.

No cards were received and no speakers came forward.

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Items from Staff

Thomas Gorham, Planning Manager, provided an update on upcoming meetings and agenda items.

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Items from Planning Commissioners

Vice Chair Voncannon received clarification regarding a note from a resident that a transformer is blocking part of the sidewalk on Glencoe, and he received an update on Major League Baseball Training.

Heather Baker, Assistant City Attorney, noted that the Planning Commission would have to make a formal recommendation regarding the mansionization item per the zoning code with written findings noting that in addition to the study session the Planning Commission would need to have a public hearing to take action.

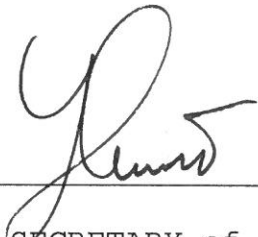
Sol Blumenfeld, Community Development Director, clarified that environmental clearance needed to be part of the record.

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Adjournment

There being no further business, at 10:22 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, November 11, 2015, at 7:00 p.m.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

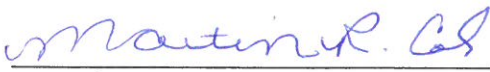
APPROVED

12/9/15



KEVIN LACHOFF
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.



Martin R. Cole
CITY CLERK

22 DEC 2015

Date