

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

February 13, 2013
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

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Pledge of Allegiance

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

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Public Hearing

Item PH-1

**(Continued from January 23, 2013) Zoning Code Amendment, ZCA
P-2012006: Consideration of Zoning Code Text Amendments
Affecting Single Room Occupancy Housing, Reasonable
Accommodations, and Definition of Family**

Jose Mendivil, Associate Planner, provided a summary of the
material record.

Thomas Gorham, Planning Manager, reported distributing proposed revisions to Commissioners in two sections to improve wording.

Discussion ensued between staff and Commissioners regarding clarifying the definition of family; concern that the definition focuses more on what family is not than what constitutes a family; zoning; clarification regarding the reason for consideration of the item; single-family dwellings; concerns from the state; practices of other cities; single housekeeping units; relevance of the definition; non-transient relationships; the time element; relationships that are permanent in nature; a boarding house situation; and tenants and subtenants.

Heather Baker, Assistant City Attorney, expressed concerns with a definition proposed by Commissioners and she read a new suggested sentence to address concerns with ambiguity with the definition of family.

Additional discussion continued between staff and Commissioners regarding the use of the word commercial; equal treatment of related and unrelated people functioning as a household; privacy issues; investigations of precise relationships; married vs. unmarried; permanent vs. non-transient; concern with defined time periods; state requirements; the State Department of Housing and Community Development; the Housing Element; enforcement of whether or not a unit is being lawfully occupied; the zoning ordinance; sober living facilities; definitions used by other cities; defining boarding houses; the functional equivalent of traditional families; expanding the definition of family beyond what is required; the original definition; creating a separate definition and use category for Boarding Houses; the need for a definition that affirmatively states what is acceptable; creating a sense of stability in the community; college roommates; blood relatives; The Eras Center; the permitted use list; discretionary review; sororities and fraternities; preserving the character of a single family neighborhood; larger institutional groups; concern with criteria that applies to traditional families; tendency of the court to characterize something as a family rather than not; institutions vs. families; a transactional living arrangement; intent of the living arrangement; concern that one person does not constitute a family; concern with unintended consequences; preserving the status quo; concern with weakening the current definition; support for beefing

up the affirmative part of the definition; concern with having an unlimited number of people considered a family; the building code; occupant load requirements for single-family homes; and restrictions on the number of related or unrelated people living in a household.

Sol Blumenfeld, Community Development Director, requested comments regarding the text amendment for reasonable accommodation procedures.

Discussion ensued between Commissioners and staff regarding new structures; the zoning envelope; compliance with existing code and zoning; reasonable accommodation provisions; the administrative approval process; clarification that approval runs with the tenant unless it is part of the structure; accessibility; reasonable alternative accommodations; clarification that not every physical incorporation into a structure will be allowed to remain after the person with the disability leaves the house; paragraph 5; consistency; SROs; unit size; state definitions; and affordable units.

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

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

Chair Wyant received clarification that text edits he had submitted to staff were in the staff report and were not part of the actual text language.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT 2012-040 WITH THE TWO TYPED AMENDMENTS SUBMITTED TO STAFF BY VICE CHAIR KUECHLE AND DISTRIBUTED TO COMMISSIONERS, AND WITHOUT THE DEFINITION OF FAMILY.

Thomas Gorham, Planning Manager, indicated that the issue of the definition of family would be re-noticed rather than continued to a date certain.

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Consent Calendar

None.

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Items from Staff

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

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Items from Planning Commissioners

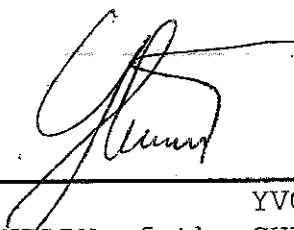
Commissioner Smith Frost indicated that she would be out of town on March 13, 2013.

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Adjournment

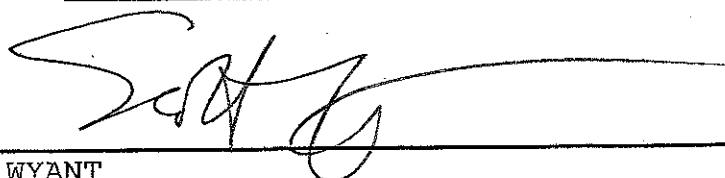
There being no further business, at 8:25 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 27, 2013, at 7:00 p.m. in the Mike Balkman Council Chambers.

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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

16 APR 2013

Date