

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

January 27, 2016
7:00 p.m.

Call to Order & Roll Call

Chair Lachoff called the meeting of the Planning Commission to order at 7:00 p.m.

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

Absent: Dana Amy Sayles, Commissioner

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Chair Lachoff announced the passing of former Planning Commissioner Linda Smith Frost.

Commissioners reflected on the life of Linda Smith Frost, discussed their experiences with her, and her accomplishments.

MOVED BY COMMISSIONER WYANT AND SECONDED BY VICE CHAIR VONCANNON THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF LINDA SMITH FROST.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

Pledge of Allegiance

The Pledge of Allegiance was led by Tony Pleskow.

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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-1
(Out of Sequence)

Site Plan Review, SPR P-2014186 and Density and Other Bonus Incentives, DOBI P-2014, for proposed 3-story building consisting of 36 multi-family units which will include 3 very low income affordable units above as an 85 space subterranean parking level and Administrative Use Permit P-2014185 for Tandem Parking at 4025 Grand View Boulevard

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

Sol Blumenfeld, Community Development Director, discussed the feasibility study submitted by the applicant; the affordability gap; the physical requirement threshold; concessions; accommodating the development program; meeting the density threshold; obligations of the City; providing concessions if findings are made in support of the physical requirement; the financial feasibility aspect; the convoluted nature of the law; conformance requirements; he indicated that an affordable housing item would be going before the City Council in February; he discussed the lack of affordable housing projects in the City; and encouragement to implement more affordable housing by the City Council.

Jose Mendivil, Associate Planner, noted several objectives in the resolution from the Housing Element and the General Plan to encourage support for affordable housing.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Jeff Smith, developer, provided background on himself and introduced his team.

Tony Pleskow, architect, discussed his experiences with former Commissioner Smith Frost and he provided a presentation on the project.

Ava Schwartz expressed concern with the omission of the Culver West Skilled Nursing Facility in the report; she discussed the changed business model for the facility; increased traffic in the area; noise pollution; and light pollution.

Rich Kissell expressed support for the project; noted the benefits to having three bedroom units; discussed affordable housing stock; and reduced travel times.

Steven Rose, Chamber of Commerce, reported Chamber support for the project; discussed housing shortages on the Westside for the number of jobs; short term leases; small variances requested; benefits to the City for the number of units created; and diversifying housing stock in the City.

Chair Lachoff, Vice Chair VonCannon and Commissioner Wyant indicated that while they are members of the Chamber of Commerce, they did not participate in the decision to support the item.

Yvonne Hunt, Administrative Secretary, read comments submitted by:

I. Berg

Chair Lachoff reported that email received on the item had been made part of the public record.

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

Discussion ensued between the applicant, staff and Commissioners regarding fire access into the project; the preliminary plan review process; the likelihood that there would be many children living in the development; bicycle parking; area schools; appreciation for the affordable housing provided; concern with a backup on Grandview for those trying to enter the parking lot; the onsite manager; support for the project and design; the challenging nature of the space; the distance between units; use of the seven-foot addition; increased step backs on the third floor; and increased affordable housing stock in the City.

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION: ADOPT A CATEGORICAL EXEMPTION AS STIPULATED IN CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15332 FOR INFILL DEVELOPMENT FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

MOVED BY VICE CHAIR VONCANNON AND SECONDED BY COMMISSIONER WYANT THAT THE PLANNING COMMISSION: RECOMMEND THAT THE CITY COUNCIL APPROVE A DENSITY BONUS AND SITE PLAN REVIEW, SPR P-2014186 AND DENSITY AND OTHER BONUS INCENTIVES, DOBI P-2014, FOR A PROPOSED 3-STORY BUILDING CONSISTING OF 36 MULTI-FAMILY UNITS WHICH WILL INCLUDE 3 VERY LOW INCOME AFFORDABLE UNITS ABOVE AN 85 SPACE SUBTERRANEAN PARKING LEVEL AND ADMINISTRATIVE USE PERMIT P-2014185 FOR TANDEM PARKING AT 4025 GRAND VIEW BOULEVARD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

Tony Pleskow responded to concerns previously voiced by Commissioners noting that the developer was interested in introducing additional bike rack parking in the rear yard and he reported that there would be a standpipe system throughout the building.

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Consent Calendar

Item C-1

Meeting Minutes - December 9, 2015

MOVED BY VICE CHAIR VONCANNON AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR THE MEETING OF DECEMBER 9, 2015.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

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Item C-2

Meeting Minutes - November 18, 2015

Chair Lachoff pointed out a spelling error in the minutes.

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR THE MEETING OF NOVEMBER 18, 2015 AS CORRECTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES

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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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Receipt of Correspondence

None.

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Items from Staff

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

Discussion ensued between staff and Commissioners regarding the Housing Program; the process; City Council jurisdiction; and the concession issue.

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Items from Planning Commissioners

None.

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Adjournment

There being no further business, at 8:13 p.m., the Culver City Planning Commission adjourned in memory of Linda Smith Frost to the next regular meeting on Wednesday, February 17, 2016, at 7:00 p.m.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

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

Date