

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

July 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
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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This item was considered out of sequence.

Action Item

Item A-1

Election of Officers and Appointment of Committees

Thomas Gorham, Planning Manager, provided a summary of the material of record.

A. Planning Commission: Chairperson Vice-Chairperson

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPOINT DAVID VONCANNON TO SERVE AS CHAIR OF THE PLANNING COMMISSION FOR FISCAL YEAR 2016-2017.

MOVED BY COMMISSIONER WYANT, SECONDED BY CHAIR VONCANNON AND UNANIMOUSLY CARRIED THAT DANA AMY SAYLES BE APPOINTED AS VICE CHAIR FOR FISCAL YEAR 2016-2017.

Commissioners discussed who would serve on the Board of Zoning Adjustment and the Community Development Block Grant Advisory Committee and agreed upon the following appointments:

B. Board of Zoning Adjustment: 2 members

Commissioners Lachoff and Ogosta.

C. Community Development Block Grant Advisory Committee: 1 member

Vice Chair Sayles agreed to serve with Commissioner Ogosta serving as alternate.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY VICE CHAIR SAYLES, SECONDED BY COMMISSIONER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETINGS OF JUNE 8, 2016 AND JUNE 22, 2016.

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Public Hearings

Item PH-1

Proposed Site Plan Review, Density Bonuses and Other Bonus Incentives, Administrative Use Permit, and Tentative Tract Map, (P2015-0127-SPR, DOBI, AUP, and TTM); for a proposed 5-story mixed use project consisting of 37 multi-family residential dwelling units above 7,206 square feet of ground floor retail commercial space with surface and subterranean parking including tandem parking spaces at 12803 Washington Boulevard

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

Sol Blumenfeld, Community Development Director, noted that the property was a former redevelopment site now owned by the Successor Agency to the Redevelopment Agency; he discussed previous development proposals; the economy; previous project approval under the Disposition and Development Agreement (DDA); approved concessions; density incentives; community benefit; the density bonus; the recent modification of the DDA; the height allowance; balconies and enclosed living space; parking concessions; and subsurface easement.

Vice Chair Sayles received clarification regarding Commissioner notification of community meetings.

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Jim Suhr, Axis Mundi RE2, provided a presentation on the mixed-use density bonus project; discussed community meetings; the role of the project in the surrounding area; architecture; facades; retail tenants; parking; apartment units; low income units; and trip generation.

Discussion ensued between Commissioners, staff and the applicant regarding encroachments; the mixed-use ordinance; setbacks; previously approved modifications; the Senate Bill

1818 concessions; subsurface encroachments; street trees; commercial loading and unloading; public parking; tandem spaces; the security gate; stairways; materials used; security; decorative elements; bicycle parking; height of the original office condo development; the parking operator; parking configuration; additional wording to Condition 79 to indicate signage alerting the public of metered parking; and overnight parking.

Claudine Armand asked about the community benefit and normal parking requirements.

Discussion ensued between staff and Ms. Armand regarding compliance; guest spaces; the SB1818 requirement; concern with the size of the project; concessions vs. community benefit; and length of time the three units are required to remain affordable.

Bess Hochman expressed support for the development and discussed improvements to the area and upgrades to the Triangle Center.

Michael Hochman expressed concern with loading zones; the turn radius from Meyer Street onto Washington Boulevard; potential backups on Meyer Street; and a dedicated right turn lane to exit onto Washington Boulevard.

Jose Mendivil, Associate Planner, discussed the traffic study and conditions of approval for the project.

Cynthia Block expressed support for the project.

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

Discussion ensued between staff, Commissioners and Jim Suhr regarding support for the design and materials used; the pedestrian streetscape; movement in the height of the building; drought tolerant landscaping; signage; the surrounding areas; protecting single family neighborhoods; appropriate places for density; the need for new rental housing; SB1818; guest parking; administration of the affordable housing covenants; the developer's choice of placement for affordable housing units; potential locations for the units; clarification that there would not be a discernable difference between the affordable units and the

regular units; price points; unit size; value of the units; integrating a stipulation that units be identical; latitude under state law; standard provisions for the City of Los Angeles; codifying the condition as a code amendment; the SB1818 incentive program; the importance of maintaining flexibility for the developer; state law; concessions; customizing SB1818 for the City; landscape design; the Street Tree Master Plan; square footage for restaurant uses; limiting the number of restaurants on the site; parking issues; diversification on the street; resurfacing the alley; jurisdiction over the alley; having restaurants kept to under 1,500 square feet in order to get around parking requirements; support for the project; history of the project; concern with imposing conditions of new projects that are more stringent than conditions for existing projects; unfair advantages; properties that cannot accommodate new uses related to parking; shared ride pick up areas; future solutions vs. old solutions; a preference to add lookback provisions rather than adding restrictions and having vacant retail; changes to transportation; encouraging other uses; a request to allow flexibility enabling the developer to find the right mix of uses; instituting a long term lookback; other mixed use projects on West Washington; concern with handicapping the developer by placing conditions on what can go in the retail space; clarification on additional wording to Condition 79: "...said public parking within the project shall be noted with clearly visible signage from Washington indicating *Metered Public Parking*"; developer agreement to ensure that the public is aware of the existence of public parking; wayfinding and architecture; the community benefit of metered public parking; the Master Sign program; and design and placement.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE THE PROPOSED SITE PLAN REVIEW, DENSITY BONUSES AND OTHER BONUS INCENTIVES, RESOLUTION 2016-P009, ADMINISTRATIVE USE PERMIT, AND TENTATIVE TRACT MAP, (P2015-0127-SPR, DOBI, AUP, AND TTM); FOR A PROPOSED 5-STORY MIXED USE PROJECT CONSISTING OF 37 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ABOVE 7,206 SQUARE FEET OF GROUND FLOOR RETAIL COMMERCIAL SPACE WITH SURFACE AND SUBTERRANEAN PARKING INCLUDING TANDEM PARKING SPACES AT 12803 WASHINGTON BOULEVARD WITH ADDITIONAL WORDING ADDED TO CONDITION 79.

Further discussion ensued between staff and Commissioners regarding inclusion of the financial analysis in the agenda packet; the summary; and appreciation for the setback imagery, and to Todd Tipton for his attendance at the meeting.

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Item PH-2

Adoption of a Resolution recommending City Council Approval of Tentative Tract Map, P2016-0070-TTM, to allow a one lot subdivision for the creation of five residential and one commercial air space units at 12712 - 12718 Washington Boulevard in the Commercial General (CG) Zone

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

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Sam Keyvan, applicant, provided renderings to Commissioners and summarized the project.

Discussion ensued between staff and Commissioners regarding the administrative approval of the project; unit size; goals; targeted demographic; and commercial tenants.

Dr. Earl Hughes, speaking for the 12732 West Washington Property Owners Association, expressed support for the project; discussed code compliance; property values; and working in partnership to revitalize West Washington Boulevard.

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

Discussion ensued between staff and Commissioners regarding community perception that the project came out of nowhere; public notice; administrative review; triggers; policy and procedures; mapping; and subdivision conditions.

MOVED BY COMMISSIONER LACHOFF, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL: APPROVAL OF THE TENTATIVE TRACT MAP P2016-0070-TTM, TO ALLOW A ONE LOT SUBDIVISION FOR THE CREATION OF FIVE RESIDENTIAL AND ONE COMMERCIAL AIR SPACE UNITS AT 12712 - 12718 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE WITH THE STAFF RECOMMENDED CONDITIONS OF APPROVAL.

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Public Comment for Items Not on the Agenda

Chair Voncannon 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 Director, discussed scheduling and items to be considered at upcoming meetings.

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Items from Planning Commissioners

Chair Voncannon indicated that he would not be available for the September 14 meeting, and he thanked Commissioner Lachoff for his service as Chair over the past year.

Vice Chair Sayles wished Yvonne Hunt a Happy Birthday.

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Adjournment

There being no further business, at 9:07 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, September 14, 2016, at 7:00 p.m.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DAVID VONCANNON
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 Green
DEPUTY CITY CLERK

Date