

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

May 10, 2017
7:00 p.m.

Call to Order & Roll Call

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

Present: David Voncannon, Chair
Dana Amy Sayles, Vice Chair
Kevin Lachoff, Commissioner

Absent: Ed Ogosta, Commissioner
Scott Wyant, Commissioner

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Pledge of Allegiance

Michael Allen Contract Planning Manager led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Voncannon invited public input.

No cards were received and no speakers came forward.

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Presentations

None.

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Consent Calendar

None.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC - Adoption of Resolution No. 2017-P009 Recommending to the City Council Adoption of Mitigated Negative Declaration (MND) P2016-0049-MND and Approval of Zoning Code Map Amendment P2016-0049-ZMCA (PD13) and Comprehensive Plan P2016-0049-CP for an Office/Retail Commercial Development Located at 8777 Washington Boulevard

Sol Blumenfeld, Community Development Director, reviewed the objective of the item.

Michael Allen, Contract Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding confirmation and a reading of the correct version of item 177 of the resolution; a request to strike item 177; and addressing the letter from Channel Law Group on the California Environmental Quality Act (CEQA) report.

Barry Kurtz, Traffic Engineer, reviewed reasons the project lacked any significant traffic impact; reported that minimum thresholds, established by the City, were not reached; discussed projected traffic from the Ivy Station project and mitigation measures for that project; transit options in the area; street widening and other improvements; the claim that current traffic counts had not been used on the project; reasons behind differences with previous traffic studies; current congestion in the intersections; no additional impact predicted from the project; Levels of Service (LOS) at the intersections; incremental increases; current criteria; differences in criteria used by Los Angeles versus that of Culver City; LA Department of Transportation approval of City use of a 25% discount for Transit Oriented Development (TOD); post-occupancy counts used to determine if the Institute of

Transportation Engineers (ITE) rates are accurate and not used towards requiring mitigation; and an assertion the ITE rates are conservative and work well.

Further discussion ensued between staff and Commissioners regarding pass by rates used in the traffic study.

Mike Hardin, ESA, Environmental Consultant, reviewed comments from the Channel Law Group letter; discussed the CO hotspot analysis; CO impacts determined by Air Quality Management District (AQMD) modeling using cars per day numbers; the Mitigated Negative Declaration (MND); the threshold for LOS; the La Cienega and Venice intersection; further comments on aesthetics being best addressed by the applicant; land use and planning; physical impacts on the environment; mitigating to a less than significant level; and zoning.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Rob Kaine, representing Lincoln Property, applicant, discussed highlights of the project; the TOD component; area retail and residential enhancements; HBO's participation; and the choice of architect.

Glen Whitehead, HBO, spoke of their enthusiasm for the project and their vision for creative office space; asserted the design by Genzler addressed their needs; reviewed design highlights; reported that their New York offices were an integral part of successful redevelopment efforts in Bryant Park in New York; HBO's desire to join Culver City's creative community; and he expressed gratitude for the efforts of Michael White and the Genzler team on the design.

Michael White, Project Design Architect, Genzler, discussed the collaboration with HBO; workspace for creative technology

and new media innovators; other area projects he has been involved in; the design; feedback from the community; the TOD benefit; sidewalk widening; details of the glass exterior; exterior design modifications; available samples of the non-reflective glass; the green aspect of the street level and the setback above it; retail benefits to the community; types of trees and plants to be used; solar panels on the roof; the fourth story terrace; egress and ingress on Washington Boulevard; electric vehicle charging stations and bicycle parking in the parking structure; bike storage; and end-use facilities including bathrooms, showers and lockers to promote bike usage to the site.

Rob Kaine, applicant, reviewed benefits of the project and Transit Demand Management (TDM) efforts, and he expressed gratitude to the Commissioners for their consideration.

Vice Chair Sayles disclosed that she had met with the applicants a few weeks prior.

Discussion ensued between the applicant and Commissioners regarding the scope of the cash-out option; the elimination of access on National; safety concerns; and clarification on the two exit lanes and one entrance lane.

Les Surfas, area proprietor, expressed gratitude to Albert Vera; discussed the history of the corner; his café's business; and he voiced support for the project.

Marcus Tiggs, resident, found the project aesthetically appealing; expressed support for the LEED and mobility components; was pleased to have HBO in Culver City; asked about the economic impact of the project and jobs generated by the project; questioned why the applicant had asked for a zoning code amendment; asked about the benefit to residents; commented on circulation, ingress and egress; and he expressed concern that the traffic study did not reflect any new cars.

Dale Larsen, resident, agreed with the objections voiced in the letter filed on behalf of the Arts District Residents for Responsible Development; objected to the timing of the project; expressed concern that projects are being approved piecemeal without a comprehensive plan; noted conflicts on Washington between the TOD Visioning concepts and the project; discussed potential impacts from pushing through the project without the Visioning Plan in place; and he

recommended the hearing be continued until 30 days after the TOD Visioning Plan's recommendations are released.

Bill Feldman, Culver Crossroads, provided history of his property and area redevelopment; spoke on the importance of a central commercial area; and voiced support for the project and HBO's participation.

Dino Parks, resident, read an excerpt from the City's Strategic Plan; discussed objectives; TDM; smart growth leading to greater density and traffic; changes to the way the state measures traffic impact; lack of requirements connected to the TOD credit; a request that the City adopt a policy to mandate a reduction in single car occupancy and promote transit ridership; and he asserted the need for action in terms of traffic.

Erik Paesel, resident, asked the City to exceed the standard rather than just meeting it; voiced concern with the architecture and its lack of acknowledgement of surrounding history; noted that the developer would rather pay the fee than have public art; detailed problems with the south-facing glass exterior; and he asked the Commission to not approve the plan as it stood but to wait for the Visioning Study to be completed and review their recommendations.

Rich Kissel, resident, reviewed project benefits for local businesses; positive impacts on the local housing market; and he recommended approval of the project.

Steven Rose, Chamber of Commerce, recalled when the area in question was lower-economic and not desirable and he asserted that HBO would be an asset to the City.

Jamie Hall, Channel Law Group, representing Arts District Residents for Responsible Development, detailed a letter sent by his firm to the City raising concern with the project; he observed that the public comment period had ended hours prior to the public hearing; asked if staff and the Commission had been able to digest and address the contents of the letter in those few hours; he discussed CEQA requirements; the importance of public participation in the process; he asserted that HBO is a specialized tenant and their needs should have been addressed in the MND; discussed intensity of use; the traffic analysis; and the Cumulus project.

Irene Dorsey, resident, discussed the history of her Arts District neighborhood; raised concerns with area parking; related a medical emergency her husband suffered where Emergency Medical Services were delayed by area traffic gridlock; noted the cars that would be added to the area by the project; expressed skepticism that employees would use bicycles or public transit; noted that there was not a hospital in the City and emergency services were not dependable; and she asserted that there was no room for HBO in the area and that they should find another space for their campus.

Michael Monagan, resident, felt the project was too big; noted the lack of a residential component; cited area traffic problems; asked that retail be expanded for residents unable to easily drive; discussed risks with a large company; and he requested that consideration of the project be postponed until the TOD Visioning is complete.

Peggy Koyanagi, resident, requested that consideration be held until the TOD Visioning recommendations are available as the TOD concept has not been fully thought out; she detailed her inability to use public transit for her job due to her childcare commitments; stated the project held nothing for the community; asked that providing green space become a requirement of developers by the City; raised safety concerns with overcrowding at Lindbergh Park on the weekends; and she asked that the Commission wait until further study is done.

Erik Mar, resident, suggested Culver City take the lead against climate change; stated the project could participate by addressing south facing glass with unshaded glazing; he felt Gold or Platinum LEED certification was more appropriate than Silver; he indicated that he was not against development and did not object to an increase in density as public transportation depends on density; he asked for more mixed use, including residential; and he described the number of stories as low.

Nicole Alamillo, resident, voiced concern with morning traffic congestion, and asked for a later start to any traffic impacts brought by the project.

Ken Mand, resident, asserted that substantial concerns had been raised to warrant postponement of approval until concerns are fully vetted with the community; he discussed traffic and parking; TOD Visioning timing; loss of palm

trees; glare concerns; construction impacts; potential emergency response delays; felt that approval of the project at this point would be in violation of the laws of the City regarding applicability of using a PD zone, as it should be a site of one acre or larger; and he asked that the concerns of the community be addressed prior to approval of the project.

Heather Baker, Assistant City Attorney, stated that, due to the absence of Commissioner Ogosta from the meeting, his written comments would be treated like those of any member of the public and not be given the same weight as those of a Commissioner as they are not part of any discussion nor meant to carry any weight towards a vote.

Susan Yun, Senior Planner, read written comments submitted by:

Albert Vera
Seth Horowitz
Katherine Lundeen
Wally Marks
Ed Ogosta

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between the applicant, staff and Commissioners regarding clarification on the zone change request; whether the zoning code limits the use of a PD zone if it is under one acre; the project size as 0.98 acres which rounds to an acre; the glass exterior and the assertion in the CEQA report of no significant impact from glare; planned mitigations to help reduce glare; visibility into the building from street; natural light, thereby reducing artificial light needs and heat-retaining glass technology as reasons the applicant decided to go with a glass exterior; LEED Silver versus Gold or Platinum certification; concern with the lack of indoor/outdoor elements that Genzler has been known for; the fourth floor patio; the option of north side patios for additional fresh air access; lack of public

space on the corner; breaking the monolithic look on south side with patios; inclusion of an interior stairwell with natural light; the projected impact of autonomous vehicles on parking needs; future plans for parking space if it is no longer needed for vehicles; Construction Management Plan (CMP) highlights and concerns; public outreach on construction; the feasibility of extending construction hours to reduce construction days; permitting; construction employee offsite parking plans; coordination with the Ivy Station and 888 projects; updates from construction management meetings; the retail bike repair component as part of the end of trip facility; employee parking for retail employees; and increasing the number of long-term bike storage units.

Further discussion ensued between staff and the Commissioners regarding calls for postponement of the item until the TOD Visioning is complete and can be referred to in the consideration of the project; the staff assertion that the TOD Visioning recommendations would not be ready to adopt right away; the City Council decision against a development moratorium while the TOD Visioning Study was underway; the length of time for any Visioning Study recommendations to become part of the code or General Plan; the minimal widening on Washington Boulevard; history of City efforts concerning street improvements; required applicant participation in funding area public art; the TOD area; the condition of the dedication; differences with the TOD Study and current guidelines; the mobility consideration; and an explanation of the contribution requirement under the Mobility Condition for the Cycle Track.

Further discussion ensued between staff and Commissioners regarding addressing the applicant's letter requesting changes to some conditions.

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Recess/Reconvene

Chair Voncannon called a brief recess from 10:15 p.m. to 10:28 p.m.

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Chair Vonnannon announced that the Commission would determine whether to postpone consideration of the applicant's letter later in the meeting.

Discussion ensued between staff and Commissioners regarding architecture concerns; a request to review resolution items; a reminder that the Planning Commission is making a recommendation to the City Council on the project but not actually approving it; permit streamlining; an observation that the amount of parking seems excessive for a TOD project; lack of public benefit; a recommendation to delay widening Washington in the event the proposal changes; TOD advantages; support for conformance to current parking requirements; increasing the amount of long term bike storage; requiring owners to keep retail use in place and not allow conversion to office in the future; support for the project and developer efforts; converting unneeded parking space; good use for the land; and further defense of the PD zoning as appropriate.

Further discussion ensued between staff and Commissioners regarding review of the resolution; mobility conditions; construction conditions; alternative wording from the applicant for certain conditions; the applicant requirement to contribute \$150,000 to the Transportation Improvement Fund and participate in future area-wide improvements recommended by the TOD Visioning Study; other participants in the improvement funding; reasons for the dedication/widening; bike parking items; writing the Condition to require parking to the available maximum; free long-term bicycle parking for employees and tenants; whether to require a look-back on bike parking; increasing the minimum to 30 bikes; end of trip facilities; bike share; sidewalk parking numbers; free short-term bike parking; TAP card subsidies; checking on the subsidies by requiring accounting of the activities; clarification on how the cash-out program works; sidewalk width; the signalized driveway aligned with the adjacent street; parking and ridesharing; EV charging stations; low or zero-emission parking; rideshare vouchers; the CMP Condition; returning the sidewalk to normal use after the building is above the ground; the necessity to use some of Washington Boulevard; and the estimate of three months of construction impact on the sidewalk.

Rob Kaine, representing Lincoln Property, expressed concern with public safety related to sidewalk use during construction.

Discussion ensued between staff, Commissioners and the applicant regarding public safety issues with taking circuitous routes to the train station due to sidewalk closure; applicant concern with committing to a three month timeline without further examination; the property owner to the north; rewording the Condition; timeline for traffic light installation; the route to the Expo station; pedestrian controls; whether to attach timing to the Condition; the similar Condition on the Access project; a consensus to remove timing from the sidewalk Condition; truck hauling or pumping after 9:30 a.m.; the requirement to compress the schedule; the temporary use permit; drawings; staging areas; construction and mobility conditions; sound blankets for noise mitigation; changing the wording on processing a temporary permit to make it non-compulsory; and City approval required for sidewalk closings.

Further discussion ensued between the applicant, staff and Commissioners regarding the applicant's request for changes to certain conditions; additional wording to clarify Condition 25: the developer will contribute \$150,000 toward the City's transportation improvement funds and comply with provisions of the TDM ordinance with funding applied to future transportation improvements determined in the Visioning Study; the applicant request to remove the bicycle lane improvements paragraph from Condition 25 and the staff recommendation not to remove the wording; circulation improvements required through TOD Visioning; the reasoning behind the applicant's request; staff's assertion that the paragraph is redundant with Condition 149 which should be deleted and Commission consensus to do so; the applicant's opposition to Condition 33 for minimizing morning construction trips and other schedule restrictions and disruptions; staff recommended maintaining the wording; the Traffic Engineer's recommendation of a 9:30 a.m. start time for trucks; whether a 9:00 a.m. start would be more appropriate; clarification that the objective of the condition was to keep hauling out of peak morning traffic; applicant desire for an earlier start; the potential impact of a 9:00 a.m. start; Commission consensus to change the start time for trucks to 9:00 a.m.; Commission opposition to the applicant request to change the EV charging requirements; the applicant proposal; increasing the number of operable stations when the project opens; whether charging stations should be tandem rather than single to increase vehicle capacity; Commission consensus to require 31 electric vehicle

capable charging stations, 20 operational EV charging stations at occupancy, and future capability to support 80 EV stations; short-term bike parking slots; revision of Condition 139 to accommodate the new hauling requirement; increasing tree well size to accommodate mature trees; removing the reference to a living wall and changing the direction from west to north on Condition 106; eliminating conditions that have to do with the residential project; adding a condition requiring ground floor retail use; adding an AED requirement on the ground floor; adding patios on the south; massing and visual impact; programmatic parameters that drive space requirements; and concern with sending the item to the City Council without further changes.

Rob Kaine, applicant, indicated that they were happy to work with staff to try to accommodate changes.

Further discussion ensued between staff and Commissioners regarding whether an architectural suggestion should be made a requirement; feedback from residents; breaking up visual impact; and clarification that the Commission did not feel the need to continue the matter as they felt fully informed to vote on the item as discussion had addressed concerns expressed earlier.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION: RECOMMEND TO THE CITY COUNCIL APPROVAL OF A ZONING CODE MAP AMENDMENT P2016-0049-ZMCA (-PD13) AND COMPREHENSIVE PLAN P2016-0049-CP SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P009 (ATTACHMENT NO. 4).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION: RECOMMEND TO THE CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (MND) P2016-0049-MND AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) BASED ON THE INITIAL STUDY FINDING THAT THE PROJECT, WITH MITIGATION MEASURES INCORPORATED, WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT (ATTACHMENT NO. 5).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-1

Meeting Minutes

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER LACHOFF
THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR
MEETING OF APRIL 26, 2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment for Items Not on the Agenda

None.

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Receipt of Correspondence

None.

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Items from Planning Commissioners

Discussion ensued between staff and Commissioners regarding
upcoming meeting dates.

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Items from Staff

None.

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Adjournment

There being no further business, at 11:47 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, June 14, 2017, at 7:00 p.m.

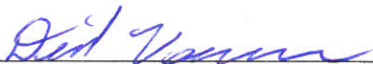
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SUSAN YUN
SECRETARY of the CULVER CITY PLANNING COMMISSION

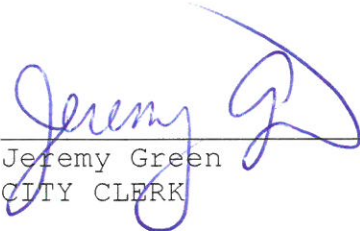
APPROVED

June 14, 2017



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
CITY CLERK

16 JUN 2017

Date