

REGULAR MEETING
OF THE PLANNING COMMISSION
CULVER CITY, CALIFORNIA

September 11, 2013
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:03 p.m.

Present: Scott Wyant, Chair
Kevin Lachoff, Commissioner
David VonCannon, Commissioner

Absent: Linda Smith Frost, Vice Chair (excused)
Dana Amy Sayles, Commissioner (recused)

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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

Consideration of a Zoning Code Text Amendment (ZCA-P2013126)
Amending Zoning Code Section 17.320.025 - Alternative
Parking Provisions - Creating "Parking Districts" within the
Hayden Tract and Smiley Blackwelder Industrial Areas

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MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES, SMITH FROST

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

Chair Wyant invited public comment.

The following members of the audience addressed the Commission:

Mike O'Brien, Park Plus, discussed costs to build structures; screening methods; automated and semi-automated parking solutions; and extending the alternative outside the Hayden Tract.

Paula Zinnemann, Auto Parking Solutions, discussed putting parking stackers in structures; stackers as flexible parking solutions; stackers at other locations; the appropriateness of stackers in an industrial area; increasing density; and she asked that the Commission reconsider the issue of requiring structures for the stackers.

Alan Grossbard spoke from the owner/user perspective and expressed support for the use of parking stackers.

Karada
Karaba discussed his development of a building on Washington Boulevard; expressed support for enhancing parking in the industrial tract; he asked that the arts district be added as a test area to be considered; discussed adequate parking to meet the demand; the General Plan; automated parking; he proposed a test site; discussed impacts to the neighborhood; renewed focus on the arts district; lack of parking as an obstacle to the district; the vision for the area; and he asked Commissioners to support the program.

Rick Solomon thanked the Commission for moving quickly with the amendment; he felt the action would help the Hayden Tract; and he discussed costs involved.

Maggie Wineland, Nick Hadim Group of Companies, provided background on her organization, discussed the need for

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parking; asserted that parking increases commercial rental value by about 20%; and she requested that the arts district be considered for the pilot program.

Dan Tibbit, TMI Properties; expressed support for alternative parking methods and the formation of a parking district; discussed industrial buildings converted to creative spaces; he suggested modifications to ensure that owners that choose to meet parking requirements through the use of valet parking or offsite parking be required to meet the requirements for the long term; and he noted the actions of certain developers to ensure adequate parking.

Bruno Mora, restaurant owner, discussed the negative effects of insufficient parking on his business, and he hoped that the plan for additional parking would move forward.

Bill Feldman, owner of multiple properties in the area, discussed a letter he had previously sent to the Commission; he expressed support for the extension of the arts district, but concern with potential parking covenants; and he discussed enforcement.

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

AYES: LACHOFF, VONCANNON, WYANT
NOES: NONE
ABSENT: SAYLES, SMITH FROST

Discussion ensued between staff and Commissioners regarding the importance of retaining the visual appeal of the Hayden Tract; setting a precedent; extending the program beyond the Hayden Tract; placing parking stackers in a structure or behind a screen; the viability of placing office use above the stackers; costs; the 750 foot radius around the Hayden Tract and La Ballona Creek; walking distance; standard code requirements; normal conditions; the under-supply of parking; allowing parking to be walking distance outside the district with approval; shuttle service or paratransit to the offsite locations; institutional memory; codifying nuances of the parking plan; offsite valet parking; the administrative review process; secondary owners; appreciation to the public for providing input; ensuring adequate parking; whether to require a structure; additional costs; changes to the character of the area; aesthetics;

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issues with non-permanent solutions; maintenance; effective screening; parking calculations; isolating costs to provide parking in a building; alternatives under the zoning ordinance; cost per space; and financial benefits to providing stacked parking.

Alan Stefas acknowledged the need for parking in the area; wanted to work with the City and with developers; expressed concerns with the point of entrance and exit; discussed safety; the school; security; noise; and fumes.

Sol Blumenfeld, Community Development Director, responded to concerns expressed by speakers noting that a parking structure was not being proposed; he discussed the recognized need to enhance parking and to enhance the arts district; he clarified that the improvements were only proposed for the industrial area; he discussed the need to go slow and measure impacts; other automated parking facilities; emerging technology; evaluating potential queuing issues; the need for further study; potential nuisance issues; and concern with unintended consequences.

Additional discussion ensued between staff and Commissioners regarding the importance of parking; support for implementing a pilot program, measuring impacts and proceeding from there; responsibilities of the City; the former Redevelopment Agency; open parking stackers vs. enclosed parking stackers; the Platform project; clarification that the district is no longer industrial; and appreciation for the public input.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED ZONING TEXT AMENDMENT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, VON CANNON, WYANT
NOES: NONE
ABSENT: SAYLES, SMITH FROST

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Consent Calendar

Item C-1

Meeting Minutes

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MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF AUGUST 14, 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, VONCANNON, WYANT
NOES: NONE
ABSTAIN: SAYLES, SMITH FROST

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Items from Staff

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

Sol Blumenfeld, Community Development Director, noted that numerous text amendments would be coming forward in upcoming meetings.

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Items from Planning Commissioners

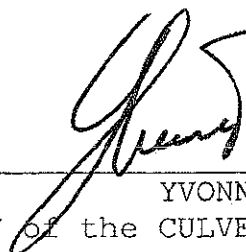
Commissioner Lachoff encouraged any members of the public interested in seeing the pilot parking program move forward to express that to the City Council when it comes up on their agenda.

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Adjournment

There being no further business, at 7:59 p.m., the Culver City Planning Commission adjourned to a joint meeting with the City Council on Monday, September 16, 2013, at 6:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

SGT

SCOTT WYANT
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

Martin R. Cole
CITY CLERK

16 JAN 2014

Date