



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
FAX (310) 253-5721

**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, AUGUST 26, 2015
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

Assisted Listening Devices are available through the Secretary.



Culver CITY

Agendas are available on the web at:
www.culvercity.org

AGENDA
Planning Commission
Wednesday, August 26, 2015
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Kevin Lachoff, Chair
David VonCannon, Vice Chair
Scott Wyant, Commissioner
Ed Ogosta, Commissioner
Dana Amy Sayles, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

STUDY SESSION

Continuation of Discussion of the Subject of Large Single Family Developments (“Mansionization”) in the City and Direction to the Staff on Potential Regulatory Measures.

CONSENT CALENDAR *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1. Approval of Minutes of July 22, 2015.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –(Tentative) – 2015

Date	Day	Time	Location
<i>City Council</i>			
September 14	Monday	7:00PM	Council Chambers
<i>Civil Service Commission</i>			
September 2	Wednesday	7:00PM	Council Chambers
<i>Cultural Affairs Commission</i>			
September 8	Tuesday	7:00PM	Council Chambers
<i>Parks & Recreation Commission</i>			
September 1	Tuesday	7:00PM	Council Chambers
<i>Planning Commission</i>			
September 9	Wednesday	7:00PM	Council Chambers

Meetings may be added or changed.

**City of Culver City, California
Agenda Item Report**

Meeting Date: 08-26-15		Item Number: <u>Study Session</u>	
PLANNING COMMISSION STUDY SESSION AGENDA ITEM: (1) Discussion of the Subject of Large Single Family Developments ("Mansionization") in the City and (2) Direction to the Staff on Potential Regulatory Measures.			
Contact Person/Dept.: Sol Blumenfeld / Community Development Thomas Gorham / Planning		Phone Number: 310-253-5700 310-253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: (E-Mail) Meetings and Agendas: Planning Commission; Ongoing Topics – Planning and Zoning "Mansionization"; Interested parties; (8/17/15): (PUBLISH) Culver City News (8/13/15 and 8/20/15); (POST) City's Public Notification Web Page and Facebook and Twitter (8/17/15): (MAIL) All R1 property in the City (8/12/15)			
Planning Approval: Thomas Gorham (8/19/15)		Department Approval: Sol Blumenfeld (8/19/15)	

RECOMMENDATION:

Staff recommends the Planning Commission: (1) receive a report regarding large single family development in the City (commonly called "Mansionization"); and (2) direct staff as deemed appropriate.

BACKGROUND:

On July 22, 2015, the Planning Commission conducted a Study Session on large single family developments in the City, received public testimony and provided direction to staff on potential code amendments that could be considered to address "Mansionization" -- the replacement of older, smaller homes with the largest home permitted under the City's Zoning Code that is much larger than surrounding dwellings and which, because of its size, changes the scale and character of a neighborhood.

DISCUSSION:

Pursuant to City Council direction staff has been tracking the number of new plan submittals and permits issued for larger single family homes. For data collection purposes, homes of 3,000 sq. ft. or larger (on lot sizes ranging from 5,000 to 15,770 sq. ft.) are being tracked.

City of Culver City, California
Agenda Item Report

In summary, since the July 22nd, Planning Commission Study Session seven permits have been applied for that range from 3,082 to 5,180 sq. ft. and one has been approved. Of these permits, four were additions and three are for new home construction. Two permits are for homes on irregular hillside lots. In total, 13 larger single family home projects have been applied for or permitted since the initial City Council hearing in June.

Summary of Discussion from July 22nd Planning Commission Study Session

The Commission discussed 25 potential changes to the Zoning Code and/or permit and construction process which are summarized on Summary Matrix No.1 contained in Attachment No. 1. The Summary Matrix No. 1 lists each of the 25 potential changes, identifies the potential outcome of each item related to design or process, and provides a summary comment on each item.

In order to help prioritize the various recommendations, staff summarized the frequency of Commission responses on Summary Matrix No. 2 contained in Attachment No. 2. The potential code changes are wide ranging and require some method of prioritization in order to meet the Commission and City Council objective of expeditiously moving forward with necessary code amendments.

Summary of Commission Consensus Recommendations:

- Use Flexible Approach Not One Size Fits All
- Incentives to Reduce Building Size
- Increased Building Setbacks and Side Yards
- Percentage of Gross Floor Area Permitted on 2nd Floor
- Basements Excluded From GFA Calculation
- Privacy Maximized with Deeper Setbacks
- Discourage Lot Assembly
- Regulate Building Height Based on Flat Roof / Sloped Roof

City of Culver City, California
Agenda Item Report

Summary of Recommended Code Changes Related to Commission Consensus:

The following is a list of potential code amendments based on staff's recommendations contained in Summary Matrix No. 1. Please see Attachment No 1 for more detail.

Item No.

3. **Increased Building Setbacks and Side Yards**
Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Setbacks: Front, Side and Rear Yards, Open Space). **Recommend increasing side yard setback from 4 feet to 5 feet and rear yard setback from 10 feet to 15 feet.**

Outcome: Will result in greater building separation between lots to address privacy concerns. (Potential zoning incentive)
4. **Establish Floor Area Ratio (FAR) Maximum**
Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Dwelling Size/Maximum Area). **Recommend an FAR of .55. (Not a Commission consensus recommendation, but staff recommendation).**

Outcome: Will reduce gross building area to reduce building size. (Potential zoning incentive)
5. **Percentage of Gross Floor Area Permitted on 2nd Floor**
Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Establish 2nd Story Front, Side and Rear Setbacks and 2nd Story Private Open Space as a Percentage of Gross Lot Area). **Recommend establishing a second floor square footage maximum of 75% of the first floor square footage.**

Outcome: Will reduce building footprint at 2nd floor level, reduce building size and potentially address privacy concerns by increasing the distance between homes at the 2nd story level. (Potential zoning incentive)
8. **Basements Excluded From GFA Calculation**
Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Add Basement Provision) Define Basement Section 17.700.005. Include Basements Setbacks/Footprint provisions: Front, Side and Rear Yards). **Recommend establishing criteria that excludes basements from FAR and create a definition of a basement and regulations for basement footprint and the maximum amount of basement daylighting for windows.**

City of Culver City, California
Agenda Item Report

Outcome: Will provide greater buildable area without increasing above grade building footprint and provides potential zoning incentive for use in conjunction with proposed building size reduction measures.

12. Privacy Maximized with Deeper Setbacks

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Setbacks: Front, Side and Rear Yards, Open Space). **Same as Item No. 3.**

Outcome: Will increase distance between homes at property lines to increase privacy and provide and greater separation from the sidewalk and street frontage to minimize neighborhood impacts.

13. Shade and Shadow

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Setbacks: Front, Side and Rear Yards, Open Space). **Same as Item No. 3.**

Outcome: Provides opportunity to minimize negative impacts from shade and shadow of adjacent properties and may reduce building massing as a consequence of reducing shade and shadow impacts.

14. Regulate Building Height Based on Flat Roof / Sloped Roof

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Reduced Building Height for Flat Roofs). Section 17.700.005 add definition for sloped and flat roof. **Recommend reducing the height for flat roofed buildings to 25 feet. Add definition of sloped roof as equal to or greater than a 3:12 slope. Flat roof defined as under 3:12 slope.** Roof slope examples are illustrated in Attachment No. 4.

Outcome: Provides opportunity to reduce building height and reduce building impacts along street frontage and to adjacent properties.

18. Provisions for R2 and R3 Lots

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Dwelling Size/Maximum Area). **Recommend to apply the same dwelling size, setback, and height provisions to the R1, R2 and R3 zones.**

Outcome: Provides opportunities to create consistent standards that address height and bulk impacts from buildings in R2 and R3 zones and facilitates plan review and public understanding of uniform development standards.

City of Culver City, California
Agenda Item Report

The above recommended zoning code changes are outlined in strike through/underline format in Attachment No. 3.

CONCLUSION:

As outlined in Summary Matrix No.1, there are 25 recommendations that were identified for consideration at the first study session. Staff has commented on each recommendation and identified those recommendations which either through zoning code text amendments or through policy should be implemented to address the issue of oversized dwellings. These recommended code amendments and policies attempt to strike a balance between the right of property owners to improve and develop their properties to meet their family needs and personal preferences and the need to protect the character of established neighborhoods and limit the impacts of new development on adjacent properties. In light of the City Council and Commission desire to timely complete code amendments that address Mansionization, staff recommends that the Commission give final direction to proceed on the specific consensus recommendations identified in this report

MOTION:

That the Planning Commission:

1. Receive and discuss the staff report regarding large single family development in the City ("Mansionization"); and
2. Take public testimony; and
3. Direct staff as deemed appropriate.

ATTACHMENTS:

1. Summary Matrix No. 1- Commission Recommendations
2. Summary Matrix No. 2 – Frequency of Commission Recommendations
3. Draft Zoning Code Text Amendments
4. Sloped Roof Illustration
5. Public Comments

RECOMMENDATIONS		OUTCOMES												Comments
		DESIGN	Minimized Building Mass	Reduced Building Height	Reduced Floor Area	Varied Building Architecture/Form	Uniform Neighborhood Building Design	PROCESS	Code Based	Quick Implementation	Simple/Easy to Understand	Creates Legal Non-conforming	Performance Based	
1	Use Flexible Approach Not One Size Fits All		●	●	●	●			●	●		●	●	Application of inconsistent standards will be more difficult to implement and harder for public to understand. Recommend: Keep the standards uniform.
2	Incentives to Reduce Building Size		●	●	●	●			●	●		●	●	Establishing incentives to allow increased building size over an established base FAR such as reduced height, increased setbacks, 2nd floor stepback are difficult to implement and may unintentionally create homes that are just as large as currently allowed. Not Recommended.
3	Increased Building Setbacks and Side Yards		●		●		●		●	●	●	●		Increased setbacks in the rear and side yards are objective and clear criteria that will help pull building mass away from abutting properties and help to address privacy and massing issues and preservation of light/air/open space between neighbors. Recommend: Increasing side yard setback from 4 feet to 5 feet and rear yard setback from 10 feet to 15 feet.
4	Floor Area Ratios (FAR)		●		●	●			●	●	●	●		Floor Area Ratio (FAR) is a clear and objective criteria that will control overall building square footage and establish a maximum dwelling size in proportion to the lot size. (See Attachment No. 3) Current code standards equate to an FAR of .70 which allows a 3,500 s.f. house on a 5,000 s.f. lot. In order to reduce overall dwelling size recommend an FAR of .55 which would allow a 2,750 s.f. house on a 5,000 s.f. lot which is an approximately 20% reduction in overall dwelling size allowance. This measure should also include attached garages in FAR calculation, because they contribute to the size and mass of that structure.
5	% Max GFA Proportionality on 2nd Floor		●		●		●		●	●	●	●		Limiting the size of the second floor proportionally to the first floor will help to reduce building massing and overall building size combine with FAR. Allows architect design flexibility. Recommend: Establishing a second floor square footage maximum of 75% of the first floor square footage.
6	Corner Lot Regulations		●						●	●	●	●	●	Current code provisions establish criteria for corner side yards and establish the side and front yards based on lot configuration. Establishing additional side and rear setbacks recommended in item 3 and reduced second stories in item 5 will reduce building massing on corners. No changes recommended.
7	Prevailing Street Frontage Setback				●		●						●	May help address perception of mass from the street; however does not directly address issue of building size. Not Recommended.
8	Basements Excluded From GFA Calculation								●	●	●			Basements do not add or affect building massing and will have minimal to no impact on the character of the neighborhood nor to adjacent properties. Recommend: Establishing criteria that excludes basements from FAR and create a definition of a basement and regulations for basement footprint and the maximum amount of basement daylighting for windows.
9	Surveys Prior to Tear Downs								●	●	●			Expand submittal requirement to include surveys, tear downs and new dwellings and/or new accessory structures to ensure accuracy of setbacks, distance between buildings, and cumulatively establish a record of property boundaries. Recommend: To implement as policy.
10	Accessory Structure Limits w/Mansionization		●	●	●				●	●	●	●		The recommendation to increase side and rear setbacks contained in item 3 will also apply to accessory structures over 12 feet in height so in effect accessory structures will have less impacts on adjacent properties. No other changes recommended.

ATTACHMENT 1

11	Building Coverage Restrictions		●		●		●		●	●	●	●		Combination of reduced building height, reduced FAR, and increased setbacks can address the issues of oversized homes and bulk and massing issues better than reduced building coverage which could have unintended consequence of encouraging 2 nd story additions. Lot coverage restrictions could encourage builders/owners to go up (second story); thereby increasing the building mass instead of lot coverage. Not recommended.
12	Privacy Maximized with Deeper Setbacks		●			●			●	●	●	●		Recommended increase in side and rear setbacks along with building height recommendations will help to address issues of privacy. No changes recommended.
13	Shade/Shadow Impact Analysis		●		●		●		●	●				Recommended increase in side and rear setbacks along with building height recommendations will help to address issues of shade and shadow. No changes recommended.
14	Reduce Building Height			●					●	●	●			Flat roofed buildings that are built to the maximum 30 foot height limit may appear to be more massive and bulky than pitched roofed buildings at 30 feet. Recommend reducing the height for flat roofed buildings to 25 feet. Add definition of sloped roof as equal to or greater than a 3:12 slope. Flat roof defined as under 3:12 slope. This will reduce bulk and mass.
15	Discourage Lot Assembly			●					●	●	●			Lot assembly is uncommon. More common is large lots dis-assembled to build more dwellings per lot. Does not seem to be an issue. No changes recommended.
16	Limit Tears Downs to Less Than 50% of Building			●	●		●		●	●	●	●		All construction whether new or remodel is required to meet all current development standards. In addition recent changes to the nonconforming provisions of the zoning code require any new construction/additions to comply with current regulations. Nonconforming conditions are not permitted to be increased or expanded. No changes recommended.
17	Single Family Regulations Applied in R-2 Zones								●	●	●			R2 and R3 zones currently have the same maximum building size as the R1 zones whether or not the building is a single family home, a duplex or a triplex. So if an FAR is established it will also apply to R2 and R3 zones. In effect, a single family home in an R2 or R3 zone will have the same maximum dwelling size allowance as a single family home in an R1 zone. In addition the recommended setback and height requirements will also apply to R2 and R3 zones. Recommend to apply the same dwelling size, setback, and height provisions to the R1, R2 and R3 zones.
18	No Side Setbacks at 2nd Floor													Proposed proportionality provision in item 5 addresses this issue. No changes recommended.
19	Sample FAR in Impacted Neighborhoods													This research may helpful in understanding existing conditions but will require significant amount of time and will not necessarily provide a suitable threshold for future development.
20	Complete Code Amendment in 4 Months								●	●				If the Commission reaches consensus and gives clear direction to staff at the study session, staff is prepared to bring back the recommended changes in the form of a formal zoning text for adoption by the City Council in November.
21	Continue To Monitor Large Home Permits									●				On going.
22	Moratorium									●	●			
23	Apply Standards Only in Impacted Neighborhoods						●		●	●	●			Should be citywide to avoid unintended consequences and facilitate plan review.
24	Neighborhood Guidelines		●	●	●		●					●	●	Neighborhood specific guidelines are time consuming and will delay implementation on new standards. Not recommended.
25	SFD Not Discretionary													Discretionary review will create a lengthy and cumbersome process for single family development. Recommend: Policy be implemented requiring applicants to provide a courtesy notice to abutting property owners of any new additions or completely new construction similarly to how we currently require courtesy notices for nonconforming additions and new accessory structures.

MANSIONIZATION STUDY SESSION DISCUSSION SUMMARY MATRIX 2

RECOMMENDATIONS

		Commissioner 1	Commissioner 2	Commissioner 3	Commissioner 4	Commissioner 5	Total	Majority Responses
1	Use Flexible Approach Not One Size Fits All		●	●	●	●	4	●
2	Incentives to Reduce Building Size	●			●	●	3	●
3	Increased Building Setbacks and Side Yards	●	●	●			3	●
4	Floor Area Ratios (FAR)				●		1	
5	% Max GFA Proportionality on 2nd Floor	●	●	●			3	●
6	Corner Lot Regulations			●		●	2	
7	Prevailing Street Frontage Setback		●				1	
8	Basements Excluded From GFA Calculation	●	●	●		●	4	●
9	Surveys Prior to Tear Downs		●		●		2	
10	Accessory Structure Limits w/Mansionization		●	●			2	
11	Building Coverage Restrictions		●		●		2	
12	Privacy Maximized with Deeper Setbacks/Planning		●		●	●	3	●
13	Shade/Shadow Impact Analysis				●		1	
14	Reduce Building Height	●		●			2	
15	Discourage Lot Assembly			●	●	●	3	●
16	Limit Tears Downs to Less Than 50% of Building				●		1	
17	Average/Prevailing Front Setback on Block		●				1	
18	Single Family Regulations Applied in R-2 Zones		●				1	
19	Regulate Building Height Based on Flat Roof / Sloped Roof	●	●			●	3	●
20	No Side Setbacks at 2nd Floor			●			1	
21	Sample FAR in Impacted Neighborhoods					●	1	
22	Complete Code Amendment in 4 Months						0	
23	Continue To Monitor Large Home Permits	●			●		2	
24	Moratorium (Opposed to)	●	●	●	●		4	●
25	Apply Standards Only in Impacted Neighborhoods		●				1	
26	Neighborhood Guidelines		●				1	
27	SFD Not Discretionary	●					1	

ATTACHMENT NO. 3
Table 2-3
Residential Districts Development Standards (R1, R2, R3)

Development Feature	Requirement by Zoning District		
	R1	R2	R3
Minimum lot area (1)	5,000 sf or the average area of residential lots within a 500 ft radius of proposed subdivision, whichever is greater.		
Lot width (2)	50 ft		
Lot depth	100 ft		
Maximum number of dwelling units allowed per parcel (3)	1 unit	2 units	3 units
Dwelling size	<i>Maximum and minimum allowed floor area, not including any garage or other non-habitable space.</i>		
Maximum area (FAR) (6)(7)	1,500 sf plus 40% of net lot area for parcels less than 8,000 sf; 60% of net lot area for parcels 8,000 sf or more. Dwellings shall not exceed a Floor Area Ratio (FAR) of .55		
Second Floor Area	Floor area of the any second floor shall not exceed 75% of the first floor area of the dwelling.		
Minimum area	1,000 sf on the ground floor.	1,000 sf for a single family unit; 750 sf / unit in a duplex.	1,000 sf for a single family unit; 750 sf for a duplex or triplex.
Setbacks (4)	Minimum setbacks required. See Section 17.300.020 (Setback Regulations and Exceptions).		
Front	20 ft	15 ft	10 ft, or ½ the building height, whichever is greater.
Sides (each)	4 5 ft		5 ft
Rear	10 15 ft		
Minimum distance between structures	5 ft between accessory residential structures; 8 ft between detached dwelling units.		
Open space	Minimum area of a site to remain uncovered by structures, in compliance with Section 17.400.100 (Residential Uses - Accessory Residential Structures).		
Private	None required other than setbacks.		
Common	None required.		
Height limit (4) (5) (8)	Flat Roofs - 2 stories and 30 25 ft Sloped Roof - 2 stories and 30 ft		
Landscaping	As required by Chapter 17.310 (Landscaping).		
Parking	As required by Chapter 17.320 (Off-street Parking and Loading).		
Signs	As required by Chapter 17.330 (Signs).		

Notes:

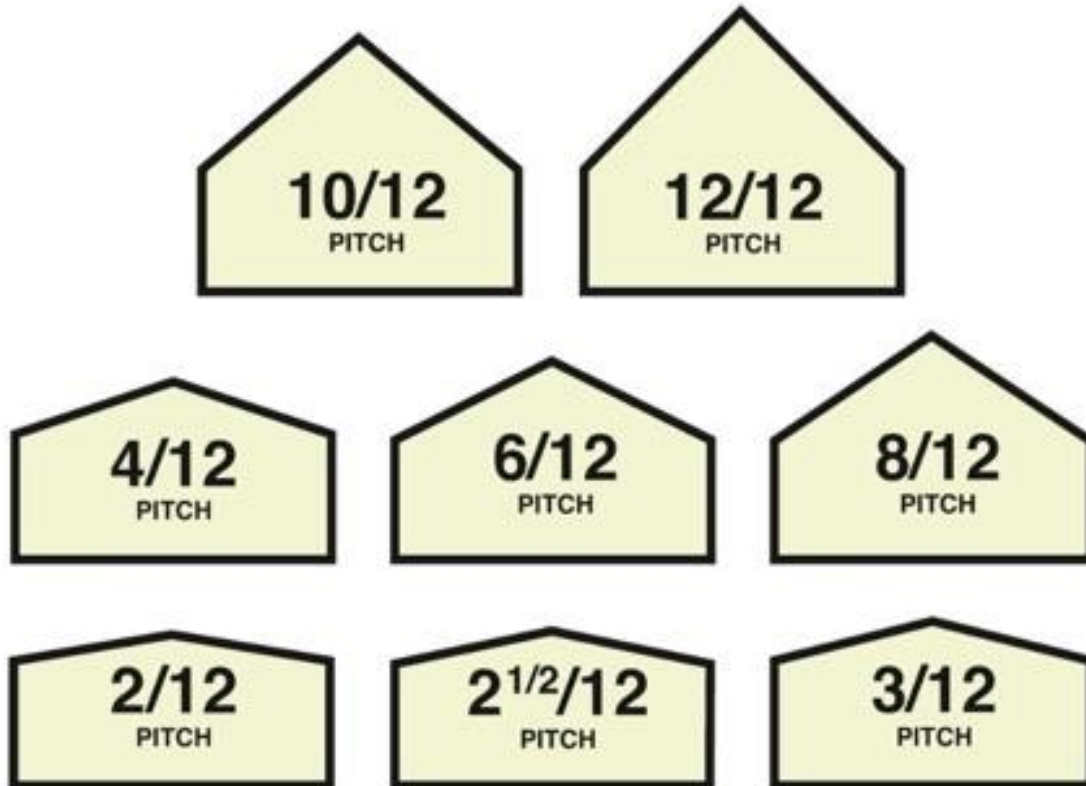
- (1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
- (2) Minimum required width measured at the street property line, except as otherwise provided by Section 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.
- (3) For standards for Accessory Dwelling Unit, see Section 17.400.095.
- (4) For standards for Accessory Residential Structures, see Section 17.400.100.
- (5) For standards for Height Measurement and Height Limit Exceptions, see Section 17.300.025.
- (6) Garages attached to the primary structure shall be included in the FAR. Detached Residential Accessory Structures up to 800 square feet shall not be included in the FAR.
- (7) The floor area of basements shall not be included in the FAR.
- (8) Sloped Roofs equal to or greater than a 3:12 slope; Flat Roofs less than 3:12 slope.

BASEMENT DEFINITION:

“Basement” means that portion of a building or an area enclosed by walls located below finished grade and beneath and not exceeding the first floor footprint above, where the vertical distance from finished grade to the bottom of the finished floor above is no more than three vertical feet at all points around the perimeter of all exterior walls. A basement does not constitute a story. All basements shall be limited to one floor level and not to exceed twelve (12) feet in height.

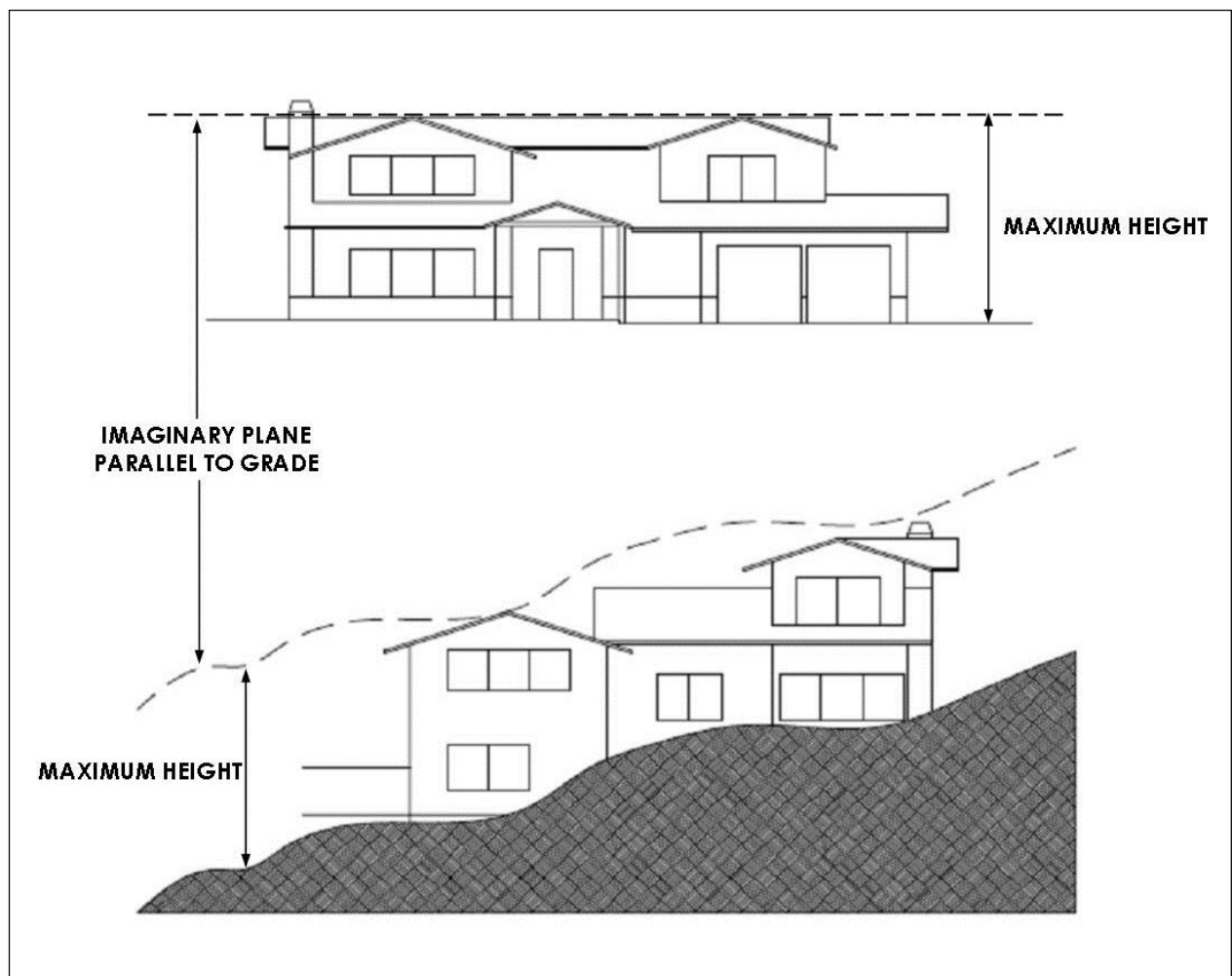
ROOF PITCH ILLUSTRATION

The roof “pitch” is a way to define the slope of the roof. It is expressed in inches of vertical “rise” of the roof over a horizontal “run” of twelve inches. So a “three-twelve” roof climbs three inches vertically along every twelve inches of length. It is sometimes written as “3/12 pitch” or stated simply as “three inch pitch.”



Culver City Zoning Code Section 17.300.025.B establishes the criteria to measure height.

- B. Height Measurement.** The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-3 (Height Measurement), below. “Existing Grade” shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been artificially raised to gain additional building height.



Attachment No. 5

PUBLIC COMMENTS

Gorham, Thomas

From: Megan TF <megan.taylorford@gmail.com>
Sent: July 22, 2015 6:25 PM
To: Gorham, Thomas
Subject: Planning Commission Study Session on Mansionization on July 22

Hi Mr. Gorham:

I will be unable to attend tonight's meeting on mansionization, but wanted my comments read into the record. Thank you.

Megan Taylor-Ford

I have been a resident of CC since 2008 after moving back from DC. One of the things I love MOST about Culver City is the aesthetic of our town. It has a small town feel even though it is in the midst of a big city. One of the aspects that makes Culver City feel so quaint is the distinct neighborhoods. Each has their own personality but they all share a common "feel" with tree-lined streets and modest, beautiful homes. I have been disturbed to see this aesthetic fall by the wayside in many of the recent new homes that are being built in our neighborhoods. The huge homes fill the entire lots and disrupt the balance of our these neighborhoods. They stick out like sore thumbs! I hate to see the old trees torn down, subterranean garages put in, and homes that simply do not fit the "feel" of our community. I am strongly for putting limits in place that would limit the "mansionization" of Culver City.

Thank you,

Megan Taylor-Ford

Gorham, Thomas

From: Andrew Turrell <andrewturrell@gmail.com>
Sent: July 22, 2015 6:26 PM
To: Gorham, Thomas
Subject: Re: Planning Commission Study Session on Mansionization on July 22

Sorry I will not be able to attend tonight's meeting, but would like my comments (below) read into the record. Thanks!

On Wed, Jul 22, 2015 at 4:59 PM, Andrew Turrell <andrewturrell@gmail.com> wrote:

Thomas,

I've been a resident of Culver City for 7 years, and own a condo and a home here. I plan to put my 2 children (one is 2 and a half and my wife is pregnant with our second) through Culver City schools. My wife and I love the feel of the town and walk the neighborhoods often, walking to downtown, to parks, or just around the neighborhood. And what we love most about Culver City is the feel of those neighborhoods, the modest homes, the open backyards, and the harmonious balance of homes, yards, and trees. The space feels well-distributed, not crowded like many other neighborhoods in LA.

However, lately, we've noticed a trend, most noticeably in the Carlson Park neighborhood, of giant homes being built that basically fill their lot. These homes crowd the backyards of neighbors and tend to disrupt the balanced feel of the neighborhoods. For our home, one of our biggest fears is that one of our neighbors will sell their house, because it's highly likely that it will be torn down and replaced by a mansion that will shade and crowd our bright, open backyard. I support anti-mansionization because it will retain the neighborhood feel that I love and will keep me feeling proud of our beautiful town.

Sincerely,

Andrew Turrell

Gorham, Thomas

From: Amy Salzmänn <alsalzmänn@yahoo.com>
Sent: July 22, 2015 8:51 PM
To: Gorham, Thomas
Subject: Mansionization

Hello Thomas,

I am unable to attend the meeting but would like to submit my comments. Thank you for including them.

I am a Culver City resident for 7 years and absolutely love this wonderful community. I love to see how so many homes are getting remodeled around the community and Culver City has turned into such a desirable destination. My family, have remodeled our home twice in the last 7 years.

However, it is disturbing to see how large some of these new constructions are...it is actually unattractive and don't go well with the look and feel of small town culver city. I would love to see more rules in place to preserve our neighborhood from these oversized homes on the postal stamp lots.

Thank you,
Amy Salzmänn

Gorham, Thomas

From: blaisdell@psych.ucla.edu
Sent: July 23, 2015 6:37 AM
To: Gorham, Thomas
Cc: blaisdell@psych.ucla.edu
Subject: Email from City Website: "Mansionization" in Culver City

Email message from the City's Website from:

Aaron Blaisdell
10738 Kelmore St.
Culver City, 90230
(310)202-6712

Email:

Dear Mr. Gorham, I have owned my home in Culver City since 2004, and have fallen in love with this city. It is a wonderful place for my wife and I to raise our two young daughters, both currently attending Farragut Elementary school. We have also thoroughly enjoyed the process of working with the friendly and professional staff at City Hall during the two times we have completed development projects at our home. The major addition we did back in 2006/2007 added an additional 500 square feet to our then 975 square foot home, bringing the total currently to a modest 1500 (approximate) square feet. We have three bedrooms (technically four) and two and a half bathrooms. This provides wonderful space for a family of four and do not even feel cramped when guests stay with us (my parents recently visited from Florida, and they were very pleased with the accommodations). Our additions did not significantly impact our neighbors or alter the current feel of the neighborhood. Recently I have become aware that many houses are being bought and completely rebuilt, at sizes considerably larger than the surrounding homes. While this hasn't happened yet on my street, I do see evidence that it is starting to happen in other areas of my neighborhood as well as in other neighborhoods in Culver City. If Culver City allows very large homes to be built on our moderately sized lots, the privacy of current residents would be negatively impacted, as would the beauty and attractiveness of the "small-town" feel that makes Culver City so desirably and definably charming, despite its location in the center of the busy metropolis of Los Angeles. We hope that Culver City remains a highly desirable place to live, and the only way to do that is to restrict the size and scopes of remodeling and rebuilding of our current homes to prevent "mansionization". I was not able to attend the meeting held on July 22 at City Hall about this issue, but would like to ask that you consider the opinion of our family regarding this issue. Many thanks, Aaron Blaisdell and Carol Chan

Gorham, Thomas

From: Kathy Barreto <klanzo@sbcglobal.net>
Sent: July 25, 2015 8:03 PM
To: Gorham, Thomas
Cc: Sahli-Wells, Meghan; Cooper, Jeffrey; Weissman, Andrew; Clarke, Jim; O'Leary, Micheál
Subject: mansionization

Dear Mr. Gorham,

My husband and I attended the mansionization study session last Wednesday night...the main message I took away was that the Planning Commission is united in its opposition to a moratorium. In response to what I heard at the session I have three comments and a question:

1. As a resident of Lindberg Park, my only opinion on a moratorium at this time is that if one were to be passed, I would be very upset if it were to apply only to Carlson Park, as it would send all the developers to my neighborhood (and to Culver Crest).
2. I was dismayed to hear how favorably the Planning Commissioners spoke of "bonus incentives" (aka loopholes). As they have clearly been following the experience of the City of Los Angeles, surely they must be aware that L.A. has a moratorium now because incentives made their anti-mansionization law a joke...the houses got even larger as a result of the loopholes, requiring the emergency moratorium.

So--if you don't want a moratorium, then don't grant incentives! Especially ones that have nothing to do with size mitigation, like sustainability or low-income housing. That just uses the ordinance to accomplish other agendas, however worthy they may be. But a big green house is still a big house!

3. Several commissioners commented that the situation was not urgent. Perhaps not--yet. However when it comes to development, if you wait until it is urgent, it's too late--no one will be forced to tear down their big houses. If you don't want a moratorium, fine. But pass an ordinance soon with teeth in it--and with no incentives!

Question: I heard some talk of height limits, but none of story limits. Are three-story houses legal in Culver City? I have seen several, including one on my street, and have also seen sale listings describing three stories. If this is legal I'm astounded, and my first suggestion for the ordinance is to make it illegal to have more than two stories. That should pretty much take care of the height issue.

Please learn from L.A.'s mistakes, and don't let developers and flippers ruin CC! No, we can't legislate good taste, but size is size--and big houses on small lots should be banned, period. A one-size solution may not fit all, but it's really not as subjective or difficult to define as some suggest--all you have to do is look around. I'm sure you've received plenty of photos, but I would be happy to supply more from my daily walks around my neighborhood.

thank you,
Kathy Barreto

Gorham, Thomas

From: Michael Yuan <michaelyuanvmd@gmail.com>
Sent: August 03, 2015 1:45 PM
To: Gorham, Thomas
Subject: Regarding mansionization in Culver City

Dear Mr. Gorham,

I would like to forward a letter I wrote in advance of the July 22 meeting of the Culver City Planning Commission to voice my concerns over mansionization. I was out of town on the day of the meeting and am not sure the letter found its way to its intended destination.

It appears as if the Planning Commission did not take the residents' strong concerns seriously, which is quite a disappointment. Among the massive, unwieldy houses that are being or have been constructed, there are three within a small area (the 4100 blocks of Jasmine and Vinton, and another whose location escapes me at the moment) that look like they were made from the same cookie-cutter design. Is Culver City to look like just another suburban stucco jungle? Where will it stop? I hope the answer is with revised building codes. I hope that you, the Mayor and other Council members, and the other members of the Planning Commission will see that this is a problem, that it is not to be taken lightly, and that you will act soon to place a temporary moratorium on new permits while changes are made.

The letter follows. Thank you for your time.

Michael Yuan

Dear Members of the Culver City Planning Commission,

I am writing in support of the anti-mansionization movement among Culver City residents. My wife and I do not dislike contractors or developers, and we do not have a blanket opposition to new construction, but we do echo a call for a temporary moratorium while old, outdated zoning codes are revised. Unfortunately, we will not be able to attend the Commission's meeting to express our concerns in person.

In the fall of 2012, we were greatly fortunate to purchase a home in Culver City near Carlson Park. Among the city's many attractions - walkability, proximity to a revitalized downtown, beautiful tree-lined streets – are the pleasantly designed majority of homes which sit in harmony to their environment. Now that harmony is being threatened by some new houses that are built from nearly property line to property line with facades like cliff walls rising some thirty feet high.

While we were looking for a home, we found an attractive Spanish-style house that seemed well-maintained with a nice backyard. It had two major drawbacks that were most immediately evident. First, it was close to a busy street. Second, next door was an older imposing cube of a two-story house whose upper windows could provide its occupants with an excellent view into that nice backyard. We did not make an offer based on those two criteria alone.

We do not wish to live in an area that resembles tract housing developments where the houses have one of four or five different floor plans but are all equally immense. It is enough to feel crowded while out and about in Los Angeles. It would be oppressive to feel the same way while in what is supposed to be a refuge, our neighborhood and our home.

There are those who are opposed to new restrictions on building. The Culver City Observer quoted a few who were at a City Council meeting on June 11, 2015.

One reportedly said that “Millennials don't want smaller homes.” According to a 2014 report by the National Association of Realtors,* the median size of house that millennials buy ties with the oldest generation as the *lowest* in the range. However, they do not differ much from other generations in their preference for house size. Millennials also have the second-lowest median household income (the lowest being those 68 and over) and were the generation that had the lowest median price of home purchased. The median age of the homes they buy is also older than those purchased by other generations. All of the statistics in the report suggest that millennials are not the target demographic for new huge houses.

Another speaker cautioned the Council “not to act out of 'fear'”, but a third apparently sought to instill fear by calling “smaller homes... 'fire hazards'.” Even assuming that last assertion is true, is the solution a larger home so close to the property line that a fire could more easily spread to it?

At a community meeting held by Iain Gulin on June 14, there were a handful of attendees who were critical of the anti-mansionization movement. I feel compelled to paraphrase a few comments that were unconstructive, condescending or worse, to wit, that the building of larger houses is just progress, a scoffing at a request for courtesy as a consideration in restricting such building, and that the people in the room were just old or afraid of change. My response: I can empathize with the critics' own fear of change. The proposal of new restrictions must be threatening to the developers to some degree. Over time I think (and hope) their income will not suffer, since there will always be some expansion or renovation to be done.

One argument that is somewhat substantive was that the owner of a property should be able to decide what to do with it. This is true but only to a point. For example, I would not paint the outside of my house with offensive graphics or other content. Why not? Because even if I wanted to, my right to do such a thing does not outweigh the right of my neighbors to not have to observe it every day. Similarly, one person certainly has a right to space within their house, but another just as certainly has a right to space *around* their house. The loss of privacy or the loss of the ability to use solar panels *caused by a neighboring structure* are real intangible and tangible costs that are not borne by the owner of that structure.

The heart of the question is this- when one property owner's rights start to infringe upon the rights of another, where do you draw the line? To put the question another way, how can we all be good neighbors?

There are established guidelines and restrictions adopted by other cities, of which I am sure you are already aware. The details of such limits on the Floor Area Ratio and setbacks from the surrounding property lines and from the first to second stories are, I would imagine, to be worked out during the moratorium. I trust that you will provide a set of codes that will enable all the residents of Culver City to thrive while being respectful of each other and their wishes.

Michael Yuan

*2014 National Association of Realtors® Home Buyer and Seller Generational Trends, found at <http://www.realtor.org/sites/default/files/reports/2014/2014-home-buyer-and-seller-generational-trends-report-full.pdf>

Gorham, Thomas

From: hsiu-ping yang <efhpy@yahoo.com>
Sent: August 14, 2015 6:00 PM
To: Gorham, Thomas
Subject: subject of Large single family

To whom it may concern:

If the lot is 5000 square feet to build 3750 or less square feet home($5000 \times 75\% = 3750$),it is ok. If it is over 3750, it is large home.

Thank you.

Ping

Gorham, Thomas

From: D E <ovibose@gmail.com>
Sent: August 14, 2015 10:08 PM
To: Gorham, Thomas
Subject: Mansionization study

Mr Gorham,

Hi. Just wanted to add our thoughts as we understand the planning commission will be looking into the issue of large single family homes. We have been Culver City residents and homeowners for about 25 years.

We are strongly opposed to allowing such homes, that build out as much as possible on the lot and that are substantially larger than the average homes in a neighborhood, to be built in Culver City. We feel that these oversized, 'mansionized' houses detract from the feel of the neighborhood. An early example of an overbuilt lot is the one on or near the corner of Le Bourget (I think) and Braddock, across from Carlson Park that was built several years ago. It is too large for the area and for the lot.

We hope the city will implement zoning or building regulations that would limit the size of a home that could be built on a lot, and to keep the size within the range of the other homes in the area.

Thank you for your consideration,

Donald White and Lisa Chang
Culver City

Gorham, Thomas

From: Betty Isono <betty02051@aol.com>
Sent: August 15, 2015 3:22 PM
To: Gorham, Thomas
Subject: Masionization

Dear Mr. Gotham,

My husband and I have been residents of the Carlson Park neighborhood for more than 40 years. Our children were raised here, and are graduates of Culver City Schools, and are proud to say they grew up here.

Over those many years, we have been pleased to see the city change in so many ways, including the emergence of second story homes. For my husband and I, we have viewed this as a natural progression, necessitated by the ever increasing prices for properties available on the Westside of Los Angeles. On the practical side we were pleased because it meant that the value of our own property would has gone up.

We understand the concerns of many older residents, of losing the visual continuity. But, I feel that these neighbors while disliking the changes, are failing to see the alternative, which would be more rentals. If the sellers of these expensive properties are unable to sell to buyers who could afford to buy, but want to build, their only option will be to rent. This way they can make minimal improvements and leave gardening and upkeep to the tenants, who choose not to spend the money either. And the house becomes an eyesore to the neighborhood. I choose the two story home over that option.

We happen at present, to have a mansion near completion on our block. It is very modern, and geometric in appearance, and does not in anyway blend in with the neighborhood. But, these new neighbors have made a huge investment, committing to a good life here in Culver City. In fact, the new neighbors are actively involved in the fight to have the path of airplanes on approach to LAX, re-routed away from going over Carlson Park. I say they are a great addition to our community. I don't believe any tenant would be this committed to improving life in Culver City. The thought of house after house going the way of rentals, with unkept yards, and tenants staying too briefly to care about the neighborhood, is unacceptable.

I think guidelines or additions to the codes might be appropriate. But, only if they pertain to the maintenance of privacy between neighbors. Houses should not be too close to the one another, and windows that look into the yards of others from the second floor, should have some guidelines.

Thank you for your attention.

Betty and Jerry Isono

Sent from my iPad

Gorham, Thomas

From: Alison O'Brien <aobrien@potentpicturesinc.com>
Sent: August 16, 2015 3:01 PM
To: Gorham, Thomas
Subject: Mansionization in Culver City

Dear Mr. Gorham,

I am unable to attend the meeting on August 26th at 7pm, but would like to share my thoughts on the subject of 'Mansionization' in Culver City with you.

I currently reside on an R1 plot in Culver City and would be very distraught if a two-storey building were to be built next door to me. When I purchased my property in 2004, I looked at over 100 homes before settling on this one. A large part of why I chose it was because it did not have any other properties looking into it.

When people come to my house, they remark on how quiet and private the back yard is. If someone were to be permitted to build a large multi-storey building next to me, or even behind me, it would completely change the feel of my property and I believe would decrease it's value.

Therefore, I am against the concept and hope that we will not permit R1 zones to become large multistory buildings in Culver City.

Thank you for anything you can do to help,

Alison O'Brien.

Gorham, Thomas

From: Bernice <bernicewaer@msn.com>
Sent: August 17, 2015 9:26 AM
To: Gorham, Thomas
Subject: Mansionziation

Please don't allow the character of our city to change. I love my neighbors but not any closer then the law now allows. I don't want the sun or anything ruining my view and I don't want to be overshadowed by my neighbors. We are a city of moderate homes and that is part of our charm. We have one two story new addition on our block but is done without overpowering the homes around it and it is just an addition. The thought of 2 or 3 story new houses covering most of the lot is a horrible idea. Can we please have stringent laws to stop this.

I am an original owner of a home in Sunkist Park, near El Marino school. We moved in in 1952, 63 years ago. I love the small town feel of the city and I love being able to talk to our council members and city hall has always been very helpful if I need something and I love our downtown area, it's special. Please don't change this lovely city for the greedy investors. I have seen what has happened in L.A., where I grew up and it is not pretty.

Bernice Waer

Gorham, Thomas

From: Deborah Rissman <drissman@pacbell.net>
Sent: August 18, 2015 11:46 PM
To: Gorham, Thomas
Subject: Mansionization Study Session August 26, 2015

Hello. I'm not able to attend this meeting, but would like to contribute my comments, please.

My definition of mansionization: find a large lot and fill it up with the most house possible, then take the money and run; integrity not required.

As the owner of a house next door to one of these immense new "mansions," I feel violated. This behemoth - built this year across from Vets Park - looms directly over three of its neighbors and impacts many more. It was built on a large corner lot, so it shares a border with both my house and my next-door neighbor's house, as well as with the house it sits next to on the other side. Its second-story windows overlook our houses and others nearby. I myself can't comfortably use my patio anymore for that reason, and my view of the sky and the trees is compromised by the bulk of the structure. When I'm backing my car out, I'm unable to see bicyclists or skateboarders speeding along the sidewalk on that side because of the fence that was put up along my driveway.

Culver City needs regulations to protect itself against this sort of encroachment. Speculators care nothing about preserving the integrity (there's that word again) of a neighborhood or maintaining the quality of life of its inhabitants. The only way to stop them is by drafting laws to curb their greed, and I'm hoping you can do that before another one of these abominations is built.

Thank you.

*Deborah Rissman
10765 Braddock Drive
Culver City, CA 90230
drissman@pacbell.net
310 924-5450 cell*

Gorham, Thomas

From: STEPHEN CAMPBELL <sandecamp@verizon.net>
Sent: August 19, 2015 7:38 PM
To: Gorham, Thomas
Subject: Study Sesion 2 "Mansionization"

August 19, 2015

Dear Members of the Planning Comission,

I am a 60 year resident of Culver City. I wish to share my view on the topic of "Masionization" in Culver City. I oppose restricting resident property owners from excercizing complete freedom to build on their property according to current city building code provisions. The current mandatory 25% green space for existing lots and compliant set back requirements seems to be adequate. This coupled with the 54 foot height restriction for residential structures should allow most property owners to add additional square footage to existing dwellings or scrape and build new housing withing the same restrictions.

If the standard city lot is approximately 50X100 ft. for a total of 5,000 square feet, then the property owner could build a single family structure 3,750 sq ft. It is conceivable, however, because of exhorbinant property values in Culver City, an owner might wish to maximize the value of his property by structure improvement. That ought to be his right. In my view, there are already adequate restrictions in Culver City without additional residential building restrictions.

Why would a city want to restrict the free use of one's property? Is it the role of city government to protect the feelings of it residents? I think not. A certain degree of conformity may serve some useful pupose but prohibiting an owner from maximizing utilization of legally owned usable space consistant with current building code seems quite reasonable to me.

Sincerely,

Stephen J. Campbell, Lt, LASD, (ret)

Sent from Yahoo Mail on Android

July 29, 2015

Dear Sirs:

We were on vacation when this letter came. We are absolutely against "mansions" in Culver City.

The calm, quiet character of our neighborhood is vital. Large homes that cover the entire lot and go up 3 stories would ruin Blair Hills. We have lots of new neighbors, but so far only those at the top of the hills have been razed & redone. Please help to keep Culver City a tranquil and lovely place to live.

Mrs. & Mrs. W. L. McHugh
Minnie & Walter
over-

We received this letter & I'm
sure our neighbors have, too.
Because of this, your action
is great.

Thank you for your prompt
attention to this razing of
our neighborhoods.



7/17/2015

Walter McGriff
5919 Wrightcrest Dr
Culver City CA 90232-3027

Dear Walter McGriff,

I am reaching out to you today because I represent a buyer that is very interested in purchasing your property for a fair price. Have you had any thoughts of selling your home? In the process of searching for homes in your neighborhood for our buyer, we have taken an interest in your home specifically.

My client seeks homes to do high-end renovations and add square footage in order to increase the value of the home and the neighborhood.

If you would consider selling your property, please don't hesitate to contact me at 818-208-0199 at your earliest convenience. Furthermore, if you know of anyone in your neighborhood who may be thinking of selling, please let them know about our buyer who is ready to move. Due to our unrivaled knowledge, expertise and hard work in handling all of the obstacles of a sale, we can make this a stress-free transaction for you, all with a timely closing. Also, please note that this is commission free to you; my buyer pays all of my fees.

Thank you for your time. I look forward to hearing back from you at your earliest convenience. If your property is already listed with another agent or broker, this is not intended to be a solicitation of that agent/broker's listing.

Sincerely,

Maggie Landeros
Strategic Realty, Inc.
27489 Agoura Road
Agoura Hills, CA 91301
Email: Maggiethereltor7@gmail.com
818-208-0199
CalBRE # 01908469

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

July 22, 2015
7:00 p.m.

Call to Order & Roll Call

Vice Chair Lachoff called the meeting of the Planning Commission to order at 7:01 p.m.

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

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

o0o

Comments for Items NOT on the Agenda

Vice Chair Lachoff invited public input.

No cards were received and no speakers came forward.

o0o

Action Items

Item A-1

**Administration of the Oath of Office to Newly Appointed
Commission Member: Ed Ogosta**

Vice Chair Lachoff provided background on Ed Ogosta and welcomed him to the Commission.

Yvonne Hunt, Administrative Secretary, administered the Oath of Office to Ed Ogosta.

oOo

Item A-2

Election of Officers and Appointment of Committees

Thomas Gorham, Planning Manager, introduced the item.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPOINT VICE CHAIR LACHOFF TO SERVE AS CHAIR, AND COMMISSIONER VONCANNON TO SERVE AS VICE CHAIR OF THE PLANNING COMMISSION FOR 2015-2016.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION MAKE THE FOLLOWING APPOINTMENTS:

1. BOARD OF ZONING ADJUSTMENT:
COMMISSIONERS SAYLES AND WYANT; AND
2. COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE:
DELEGATE: VICE CHAIR VONCANNON
ALTERNATE: COMMISSIONER OGOSTA.

oOo

STUDY SESSION

(1) Discussion of the Subject of Large Single Family Developments ("Mansionization") in the City and (2) Direction to the Staff on Potential Regulatory Measure

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

Thomas Gorham, Planning Manager, discussed methods of regulating single family residential building size in the City; other considerations; and next steps in the process.

Sol Blumenfeld, Community Development Director, discussed addressing projects in the pipeline; the permit process; intervening factors; and the proposed moratorium.

Discussion ensued between staff and Commissioners regarding habitable square footage; front yard requirements; the number of single family lots in the City; lot merging and lot tying; and average Floor Area Ratios (FARs) in the R-1 zone.

Chair Lachoff invited public participation.

The following members of the audience addressed the Commission:

Amy Levitt expressed concern with large homes being built that are out of character with the neighborhoods; she felt the developers were disproportionately benefitting; and she requested a moratorium on new development while considering regulations to make sure things are done right.

Sara Hartley recommended that the City have an FAR; reasonable setbacks; impose height restrictions; require a survey before tear downs or new construction is started with the height of the building stated; address non-conforming conditions related to additions; and she clarified that initially she was against a moratorium, but after visiting impacted homeowners she is in favor of a 45-day moratorium to allow for proper study of the issue.

Greg Cahill noted that regulations make his job more challenging but agreed that they would allow for a better fit in the neighborhood; he expressed support for a moratorium on any house that has an FAR that exceeds 50% of its lot with any projects below that or in plan check allowed to move forward; he felt that neighborhood, neighborliness, proper scale and open space were hallmarks of Culver City; and he indicated that an outline of important elements that should be considered in the development of regulations for the City's neighborhoods had been submitted to Commissioners.

Jeff Bosson expressed concern with the sale of the house next door to him and felt that developers were taking advantage of outdated codes to the detriment of residents' quality of life.

Michael Haase expressed concern with a home built next to his encroaching on his property line; reported paying \$3,000 for a survey to prove encroachment; and he requested that the City inspector ensure that projects match the approved drawings.

Discussion ensued between staff, Commissioners and the speaker regarding whether the issue cited is a building permit issue or a code enforcement issue; properly locating the building;

required surveys for legal non-conforming conditions; whether the project was properly permitted; and a request that the City pay additional attention to the details

Philip Lelyveld expressed concern with shadow and privacy issues for neighbors; discussed the California Solar Shade Control Act; the purpose statement in the Culver City Municipal Code General Property Development and Use Standards; he reported receipt of a letter from Strategic Realty Incorporated; and he felt that a moratorium was justified.

Steve Newton noted that a large house was not needed for a big family; he expressed concern with Title 17 of the Municipal Code; and he questioned who was making the decisions on what is considered oversized for the neighborhood.

Erica Chilang discussed an Arts and Architecture Magazine case study program from the 1960s; she expressed concern with builders taking advantage of guidelines; and she felt it was time for updated building ordinances.

Iain Gulin reported on new homes spoiling the character of the neighborhoods; erosion of property values; expressed support for the right to improve homes; maintaining the character of the neighborhoods; he cited the guidelines distributed to Commissioners; discussed impacts of the new homes; emergency concerns; he requested support for a temporary moratorium on homes with an FAR of over .5; he cited the government code that provided the right to call for a moratorium; asked that elements for R-1 zoning be considered; discussed minimizing impacts on neighbors and neighborhoods; he noted that certain Commissioners could benefit from maintaining the status quo; and he cited other communities updating their codes as well.

Annie Lefton discussed impacts to home values; zoning that encourages responsible development; and she expressed support for an immediate moratorium.

Burt Bofner reported on his experience with lack of privacy due to a neighbor's addition; he expressed support for a moratorium on R-1 construction; he noted that the zoning codes had not been reviewed in 20+ years; echoed the comments of other speakers; discussed the actions of other cities; and land grabbing.

Terry Silberman provided background on herself; reported on her experiences with a second residence built by her neighbor;

discussed the R-1 designation and code for accessory structures; oversized homes going up in neighborhoods; developers trying to maximize profits; impacts to the neighborhood and communities; and she expressed support for a moratorium on oversized homes as well as additions, guest houses and accessory structures.

Timothy Lowe, commercial real estate appraiser and consultant, provided background on himself; discussed baseline studies conducted for other cities; impacts of a moratorium; he acknowledged that mansionization in the City was real and would get worse; discussed affordability; the staff report comment about potential property value declines resulting from an inability to increase property size; the need for careful study; he expressed hope that the City could develop an ordinance to meet the needs of the community; he recommended adopting an immediate moratorium based upon a threshold; appointing an advisory committee to work with the Planning Commission and staff to oversee development of an ordinance recommendation for the City Council; felt that the ordinance should be no less than a comprehensive design guideline; discussed the length of the process; budgeting; hiring a consultant; potential costs; public participation; and he distributed his comments to Commissioners.

Sandy Munro discussed development next door to him; he expressed safety concerns with the lack of setback; and he expressed support for a moratorium and courtesy notification to affected neighbors.

Marla Koosed spoke on behalf of Ron Smoyer expressing support for an immediate moratorium; acknowledged the complicated nature of the issue; discussed the inability of residents to stop the speculative market; and she reported that Mr. Smoyer had also received a letter from Strategic Reality.

Marla Koosed speaking for herself felt that the staff report was thorough; she appreciated options recommended; supported establishing an FAR of .50 lot size without exceptions; agreed that the reduced building coverage should vary with lot size; discussed setbacks; establishing building design standards; working within the approved budget; hiring a consultant; working with the community; the importance of a thorough vetting; agreed that basements should not count toward the total size; and she expressed support for a moratorium.

Chair Lachoff clarified speaking procedures.

Ken Mand expressed support for efforts to address mansionization; noted that he lived within R-2 zoning; he asked for the study session to also include single family homes within the R-2 area; discussed the process of buying a house in the City; and he hoped that a moratorium could be put in place that would also include R-2 areas with single family homes.

Troy Jackson expressed opposition to a moratorium and the potential de-stabilizing effect of changing the zoning code; discussed the actions of the City Council; and existing homes that would become legal non-conforming.

Mark Ambrose expressed support for a moratorium; discussed differing zoning in the area; developer tricks; height guidelines; density bonuses; and he wanted to make sure that the rules were tight and did not allow for variances or exceptions.

Wendi Mirabella expressed concern with privacy issues; discussed her own experiences; distributed pictures of her property and privacy issues; and she expressed support for a moratorium to study the issue.

Lance Richter expressed support for revising the codes; noted that there was significant consensus of residents; and expressed support for an immediate moratorium.

Victoria Manley reported issues with a development next to her home that met current guidelines but has negative effects on her privacy, air and sunlight; she questioned what constituted new building or an addition; she expressed opposition to the 4 foot property line; and she encouraged everyone to visit her home to observe the issues.

Yvonne Hunt, Administrative Secretary, read comments submitted by:

John Hale
Chuck Daly
Dr. Janet Hoult

Discussion ensued between staff and Commissioners regarding next steps in the process; auxiliary structures and garages; clarification on what qualifies as a basement; multi-family guidelines established in 2010; staff time required to adopt the 2010 guidelines for the Carlson Park area and then the City; guidelines applicable to multi-family properties;

clarification that guidelines are not zoning; the use of empirical data; locational information; prevailing conditions; land-use in the City; the labor intensive nature of the process; conducting studies to establish prevailing conditions to base the guidelines on; the time sensitive nature of the issue; utilizing flexible standards; FAR; developing a standard for quick implementation; time issues with neighborhood by neighborhood consideration; speculators and developers; permitted activities by developers; the rate of permitting; teardowns; the Solar Shade Control Act; shade and shadow analyses; the electronic permitting system; the labor intensive nature of tracking property re-sale; and the actions of other cities to address privacy issues and mansionization.

Further discussion ensued between staff and Commissioners regarding appreciation to staff and the public for their input; clarification that Commissioners are also impacted; speaker suggestions; concern with creating a one-size fits all scenario; freedom of personal expression; regulating absolute square footage; differences in lot size; remodel vs. new construction; what constitutes a remodel; grandfathered rights; increased side yard setbacks; step backs on the side yard upper floors; creating a smaller footprint on the second floor; privacy; the lot coverage provision; discretionary planning processes; height provisions; basements; creating a proportional second floor; consistency with setbacks; massing; impacts on neighbors; privacy; air, light and space for neighbors; stylistic standards; relative lot size; proportions; height restrictions; roof styles; using an FAR; determining the existing FAR in different neighborhoods; incentives; strengthening remodeling standards; rear setbacks; architectural differences; FAR bonuses for increased side yards and green building construction; the building envelope; corner lots; lawsuits created by the Los Angeles moratorium; merging; communities with stronger anti-mansionization provisions; verification of items necessary for incentives; whether there is an actual land rush taking place; requirements necessary to impose a moratorium; the number of permits being pulled; statistical evidence; sense of urgency; and procedures for a moratorium.

Sol Blumenfeld, Community Development Director, indicated that staff would provide notes to the Commission; look at incentives and flexible standards; acknowledged that the Commission is not interested in one size fits all; discussed unintended consequences; tracking of building permits; investigation of practices of other cities; common direction from the

Commission; public comment; and he agreed to return with more definitive recommendations at the next regularly noticed meeting.

Discussion ensued between staff and Commissioners regarding scheduling; public notice; meeting format; work necessary to do a code amendment; the need for additional research; legal non-conforming; effects of changes to the code; provisions in the code for disaster or calamity; and ensuring that the issue is a priority and moving things forward.

o0o

Public Comment for Items Not on the Agenda

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Ken Mand discussed the Ivy Substation development; expressed concern with a plan to address lost parking spaces during construction; the alternate plan for parking at Ince; and he suggested phasing the construction process.

A member of the audience expressed concern with relaxed remodeling regulations and felt that remodels should be included with the tracking for new construction.

o0o

Items from Staff

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

o0o

Items from Planning Commissioners

Commissioner Wyant reported that he would be unable to attend the meeting of October 28, 2015.

o0o

Adjournment

There being no further business, at 9:56 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, August 26, 2015, at 7:00 p.m.

oOo

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