

SPECIAL MEETING OF THE
CULVER CITY
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

November 18, 2020
7:00 p.m.

Call to Order & Roll Call

Chair Voncannon called the special meeting of the Culver City Planning Commission to order at 7:01 p.m.

Present: David Voncannon, Chair
Dana Sayles, Vice Chair*
Nancy Barba, Commissioner
Ed Ogosta, Commissioner*
Andrew Reilman, Commissioner

*Vice Chair Sayles and Commissioner Ogosta recused themselves from the meeting at 7:10 p.m.

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Pledge of Allegiance

Chair Voncannon led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment and indicated that no public comment for Items Not on the Agenda had been received.

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The following item was considered out of sequence.

Items from Planning Commissioners/Staff

Michael Allen, Current Planning Manager, discussed the schedule of upcoming meetings noting that the December 9, 2020 meeting would be the last Planning Commission meeting of the year.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of October 14, 2020

Vice Chair Sayles received clarification that the item discussed in the October 14, 2020 meeting would move forward to the City Council in either January or February of 2021.

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 14, 2020.

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Order of the Agenda

Items from Planning Commissioners/Staff was moved before the Consent Calendar.

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Public Hearings

Item PH-1

PC - Consideration of a Lot Line Adjustment, P2018-0087-LLA Located at 3516 Schaefer Street, in the Industrial General (IG) Zone to comply with Subdivision Requirements in the Culver City Municipal Code

Chair Voncannon invited Commissioners to recuse themselves from item PH-1.

Commissioner Ogosta and Vice Chair Sayles indicated the need to recuse themselves from Item PH-1 and they exited the meeting.

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the location and existing conditions of the parcels of land at 3516 Schaefer Street and 8568 National Boulevard; proposed changes to the boundaries of the lot; adjustments needed on both parcels of land in order to meet parking requirements and maintain neighborhood compatibility, respectively; environmental determination; input necessary from the Planning Commission to best determine the most optimal use of space for the uniquely shaped parcel of land not normally seen in industrial areas; the current layout of the existing parcel; restrictions on development of the land; use of the land for parking; limited space for cars to maneuver and park; potential uses for the remaining 20 foot wide parcel of land; current use; egress on to Schaefer; Industrial General zoning for the area; the sensitive use of residences abutting the remnant portion; ancillary use to the primary use; open space; ensuring that a nuisance is not created for the neighbors; and the possibility of adjusting parcel boundaries.

MOVED BY COMMISSIONER BARBA AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, REILMAN, VONCANNON
NOES: NONE
RECUSED: OGOSTA, SAYLES

Chair Voncannon invited the applicants to speak to the Commission.

John Bowman, Elkins Kalt, discussed Condition 8; the prohibition of the construction of any structure within the 20 foot wide remnant portion; their intent that no development would be done on the remnant as they saw it as impractical; he indicated that the land would likely remain open space, or possibly used for parking; expressed concern with the way "structure" is defined in the Zoning Code, noting that pavement, a bench, etc., could be counted as structure in the language; and he requested that the language of the condition of approval be adjusted so that "structure" would be changed to read "building", emphasizing that although no solid plans had been made, the land would not likely be developed.

Discussion ensued between staff and Commissioners regarding changing the term "structure" to "building" in Condition 8 of the staff report; benefits of open space in the community; and commitment from the applicant to maintain and keep up the space.

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, reported that no public comment had been received.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER BARBA, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, REILMAN, VONCANNON
NOES: NONE
RECUSED: OGOSTA, SAYLES

Discussion ensued between staff and Commissioners regarding potential uses for the 20 foot wide remnant of land; concern over the lack of a plan for the parcel; questions about the necessity of the lot change; potential structure development on the remnant portion of land; concern over compatibility issues between potential development and residential properties that directly border the parcel of land; ingress and egress; Condition 8; clarification on the definition of the term "structure" as defined in the Zoning Code; agreement to change the word "structure" to "building" in Condition 8; creation of communally used open space through construction of structures such as trellises, walkways, etc., but not buildings; the possibility of land use as managed parking space; clarification about the exact location of the land; consistency with development in the area; Condition 9; and a suggestion to add language to Condition 9 to indicate: "or passive open space uses."

MOVED BY COMMISSIONER BARBA AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2020-P015 APPROVING LOT LINE ADJUSTMENT P2018-0087-LLA TO ADJUST A PROPERTY LINE BETWEEN TWO PARCELS AS AMENDED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, REILMAN, VONCANNON
NOES: NONE
RECUSED: OGOSTA, SAYLES

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Public Comment - Items NOT on the Agenda

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that no public comment had been received.

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Receipt of Correspondence

Ruth Martin del Campo, Administrative Clerk, indicated that no correspondence had been received.

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Items from Planning Commissioners/Staff

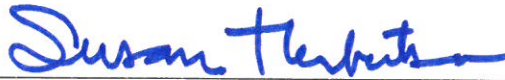
Michael Allen, Current Planning Manager, indicated nothing to report.

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Adjournment


There being no further business, at 7:54 p.m., the Culver City Planning Commission adjourned to a meeting to be held on December 9, 2020.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED 12/9/2020



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

12/14/2020
Date