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

December 14, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:06 p.m.

Present: Anthony Pleskow, Chair
Scott Wyant, Vice Chair
John Kuechle, Commissioner
Marcus Tiggs, Commissioner

Absent: Linda Smith Frost, Commissioner

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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 Pleskow invited public participation

No cards were received and no speakers came forward.

Chair Pleskow asked that the Public Hearings be moved forward in the agenda to accommodate those who came to speak.

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Public Hearing

Item PH-1
(Out of Sequence)

11957 Washington Boulevard: Site Plan Review; Administrative Modification; Administrative Use Permit; and Tentative Tract Map to allow the development of a 3-story

mixed use building with 8,682 square feet of commercial space and 30 residential units

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

Thomas Gorham, Planning Manager, discussed the community benefit; the formula used; the base density; the distribution of dollars; the raised median; increased density; the process; the resolution adopted by the City Council in October regarding community benefits; and streetscape improvements.

Chair Pleskow invited public comment.

The following members of the audience addressed the Commission:

Kevin Reed, Bastion Development, discussed the approved site plan; previous approval and vetting; the community benefit; parking in the surrounding area; code compliance; the administrative modification; the landscape buffer; ingress and egress; public meetings; and setbacks.

Alan Corlin felt that the developer was capable; expressed concern with parking requirements for the project; tandem parking; the Culver City code; the difficulties of introducing permit parking; and community benefit vs. parking in front of your house.

Gary Zombor discussed developer agreement to pay for some permit parking costs for Atlantic residents and the community benefit program.

Ray Prussia felt that permit parking should be seriously considered.

Christopher McKinnon objected to the vacation of Marcasel; he provided a brief history of the area; and he requested that approval be delayed while the historical aspects of the neighborhood are surveyed and due to concerns with traffic and parking.

Mark Pritchard expressed support for the project and the permit parking process, and concern with the amount of public parking spaces.

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY VICE CHAIR WYANT TO CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Pleskow, Tiggs Wyant
NOES: None
ABSENT: Smith Frost

Sol Blumenfeld, Community Development Director, distributed maps to Commissioners; discussed recommended conditions to augment the resolution; establishing a parking district; the standard for review; Los Angeles and Culver City jurisdictions; using the community benefit proceeds; and public vs. private benefit.

Heather Baker, Assistant City Attorney, discussed public parking as a community benefit and noted that a parking district did not fall under public parking.

A discussion ensued between staff and Commissioners regarding an observation that a condition could cover developer funding of permit parking but that would not fall under community benefits; clarification that there are no public parking spaces in the projects; ingress/egress off of Washington; delivery access; commercial users; street narrowing; spikes; and LEEDS certification.

Brian Pollack, EK Architects, indicated that they would be following Cal Green codes for all the LEED items and he provided examples of what they would do for the project.

Additional discussion ensued between staff and the Commission regarding on-street parking spaces for the retail portion of the project; upkeep for improvements; extra-wide sidewalks; creation of an unofficial pocket park; bicycle parking; the Bicycle Master Plan; concerns with safety issues at the intersection; current conditions; proposed mitigation; driver confusion; a suggestion to work with the Traffic Engineer; standard public works signage; a mix of residential and commercial parking; dedicated residential parking; tandem parking; convenience; spillover parking; the community benefit process; responsibility for the trees; the Master Street Tree Plan; Condition 28; working with Public Works; broadening the tree palette; the Public Art Ordinance; and requirements for in lieu funds.

Kevin Reed, Bastion Development, reported working with Christine Byers from Cultural Affairs noting that if the art could not be done correctly there could be better areas for the art.

Further discussion ensued between staff and the Commission regarding consensus on how the 1% art requirement could be used; clarification that the distributions of the art fund go through the Cultural Affairs Commission and the City Council; allocating the funds for greater community benefit; physical art vs. the in lieu fee; articulations in the elevation; maintaining wood siding; toning down the colors; openness of the corner; transparency into the retail; reducing some of the volumes; concern that the retail do well; how the vertical elements are capped; the elevation; keeping in character with the other elements; access to the site; concern for small businesses along Washington; whether the project contributes to the parking problem; mitigation methods; the existing parking situation; different structures for parking districts; accommodating parking on Atlantic during normal business hours; collateral damage; the number of units proposed; the City vacation of Marcasel; the finding for tandem parking and reduced parking space size; the finding that there will be no impact on adjacent uses; the additional space being given to landscaping; counting the space from Marcasel Avenue to compute how many units can be built; vacating the street for the developer; and density calculations.

Kevin Reed, Bastion Development, asserted that the project would not be economically viable for them at a lower density and there would be no incentive to mitigate traffic issues; that the effect of reducing the lot size would not alleviate any of the parking issues; and he questioned whether there was data proving that tandem parking did not work.

A discussion ensued between staff, the developers and the Commission regarding whether it is incumbent on the Commission to prove a negative; ULI studies regarding tandem parking; the Glencoe project; security and ADA issues; the under grade parking; head in parking; a reminder that tandem parking is allowable in the code; efficiency; the basement parking plan; possible changes to reduce the number of tandem parking spaces; the double counting benefit issue; vacating Marcasel; concern that the development as presented would be a detriment to the neighborhood; the landscaping zone on the north side of the building; concern with diminishing the effectiveness of the planter; planting on grade; screening; exploring ways to save space; root growth; a suggestion to grow vines on a fence; a suggestion to put more structure under the sidewalk to get more dimension; a suggestion that tandem parking not be allowed in the code if it can not be used; concern with a possible split vote and a suggestion to continue the matter until a full Commission is available; parking district funding; setting up an escrow fund; establishing the costs for a parking district along Atlantic; administration and enforcement; including the businesses in the parking district discussions; reducing the back out requirements and the landscape screen; aisle width and parking space size; a suggestion to have the applicant reconfigure the parking spaces to make them head in where possible and reducing the overall number of tandem spaces; first access rather than tandem spaces; using a movable gate; condition 28; designing the street intersection; additional definition for the parking district; the developer offer to cover parking district costs for one year; suggestions for the parking condition; the annual review; bicycle lockers; and capacity of the bicycle racks.

Thomas Gorham, Planning Manager, summarized conditions including maintenance of wood siding; toning down the colors; openness of the corner and transparency into the ~~retail; bicycle parking; working with Public Works on~~ additional safety measures if needed for the Inglewood/ Washington intersection; reducing the number of tandem parking spaces through a re-design; reducing planter size; parking aisle and depth dimensions; the parking district; and improvements along Marcasel.

MOVED BY COMMISSIONER TIGGS AND SECONDED BY VICE CHAIR WYANT THAT THE PLANNING COMMISSION APPROVE RESOLUTION NO 2011-P005. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Pleskow, Tiggs, Wyant
NOES: Kuechle
ABSENT: Smith Frost

MOVED BY COMMISSIONER TIGGS AND SECONDED BY VICE CHAIR WYANT THAT THE PLANNING COMMISSION ADOPT THE MITIGATED NEGATIVE DECLARATION BASED ON AN INITIAL STUDY FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT AND ADVERSE IMPACT

ON THE ENVIRONMENT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Pleskow, Tiggs, Wyant
NOES: None
ABSENT: Smith Frost

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Item PH-2
(Out of Sequence)

Zoning Code Amendment, ZCA P-201170: To add "Retail Food Uses" to the list of permitted uses in the Commercial and Industrial Zones; to establish parking requirements for "Retail Food Uses"; and to add a definition for "Retail Food Uses"

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

Chair Pleskow invited public comment.

There was no response.

A discussion ensued between staff and Commissioners regarding the new food retail designation and take out counter service; whether Starbuck-type places have enough ~~parking under this provision; and a minor correction on~~ page 3.

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY COMMISSIONER TIGGS THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2001-P006, RECOMMENDING TO THE CITY COUNCIL THAT THEY APPROVE ZONING CODE AMENDMENT 70 REGARDING FOOD RETAIL USES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Pleskow, Tiggs, Wyant
NOES: None
ABSENT: Smith Frost

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Action Items

Item A-1

Second Study Session - Consideration of Zoning Code Text Amendments Affecting Residential Accessory Structures and Residential Non-Conforming Structures

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

Sol Blumenfeld, Community Development Director, clarified current building limits.

Chair Pleskow invited public participation.

There was no response.

A discussion ensued between staff and Commissioners regarding accessory dwelling units; accessory residential structures; Administrative Use Permits; noticing requirements to neighbors; courtesy noticing; the permitting system; use of accessory structures; conformance to setback requirements; limitations for garage vs. non-garage use; the intent to limit the scope of intensifying a habitable space; adjacency to the property line; privacy and noise issues; discouraging converting accessory structures into illegal dwelling units; aesthetics; concern ~~that the courtesy notice might delay trivial projects;~~ habitable space; changing the footprint of the building; the definition of a garage; building code requirements for garages; prohibition of wet bars; clarification that a sink drain is permitted; the limit to three-quarter bathrooms; setbacks; and next steps in the process.

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY VICE CHAIR WYANT THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Pleskow, Wyant
NOES: None
ABSENT: Smith Frost
ABSTAIN: Tiggs

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Item C-2

Meeting Minutes

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY VICE CHAIR WYANT THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF OCTOBER 12, 2011. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Kuechle, Pleskow, Tiggs, Wyant
NOES: None
ABSENT: Smith Frost

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Items from Staff

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

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Items from Commissioners

Commissioners wished everyone Happy Holidays.

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Adjournment

There being no further business, at 9:50 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 25, 2011, at 7:00 p.m. in the Mike Balkman Council Chambers.

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1/25/12

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 1/25/12

1/25/2012

ANTHONY PLESKOW
CHAIR of the CULVER CITY PLANNING COMMISSION
City of 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, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

Date 1-26-12

By:
Ela Valladares
Deputy City Clerk