

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

February 26, 2020
7:00 p.m.

Call to Order & Roll Call

Vice Chair Lachoff called the regular meeting of the Culver City Planning Commission to order at 7:03 p.m.

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

Absent: Andrew Reilman, Chair

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Pledge of Allegiance

James Suhr led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Vice Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Consent Calendar

Item C-1

**Approval of Draft Planning Commission Meeting Minutes of
January 22, 2020**

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER
VONCANNON THAT THE PLANNING COMMISSION APPROVE MEETING
MINUTES FOR JANUARY 22, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearing Items

Item PH-1

**PC - Consideration of a City-Initiated Zoning Code Amendment
to Modify Definition and Parking Requirement for Fitness
Studio Uses**

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

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER
OGOSTA THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Chair Lachoff invited public input.

The following member of the audience addressed the Commission:

Jim Suhr, JSA, expressed support for the zoning text amendment to help street retail uses throughout the City; discussed changes to retail; ways to generate foot traffic; client loyalty; and mixed-use projects.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding support for the item; changes to retail; other boutique uses; allowing flexibility; a suggested adjustment to language to indicate: "for similar use as approved by the Director"; gross area; instructional area; ancillary uses; other commercial corridors; a suggestion that limits be established to prevent parking issues created by multiple instances of fitness use in the same building; concern with implications of placing limits on small buildings with one tenant; balance; alternate peak hours; promoting ground floor and pedestrian activity; changing ideas about fitness; neighborhood-centric uses; the importance of occupancy for ground floor retail; promoting small businesses; providing services that people want; the need to create limits; pent-up demand; parking; the sales tax component; the amount of shopping done by people after they work out; alternative uses in the downtown area; existing mixed-use projects; a suggestion to create a subsequent text amendment to deal with multi-tenant, mixed-use buildings, to indicate not greater than 30% of the ground floor space shall be permitted for fitness studios; a suggestion to address the concern going forward; concern with unscrupulous use to avoid meeting parking requirements; addressing issues on a case by case basis; being clear up front what rules and requirements are rather than including them in Conditions of Approval for a mixed-use development; adding a footnote on the permitted use list; adding parking requirements if more than 30% of ground floor usage for multi-tenant, mixed-use buildings is

used for fitness; separate parking requirements; factoring in the size of the mixed use project; the shopping center ratio; the 25% cap; providing a disincentive for certain uses; store front uses; and the average size of boutique fitness studios.

Jim Suhr discussed the difficulty of anticipating future trends in the retail market.

Additional discussion ensued between staff and Commissioners regarding parking; existing projects that are having a hard time tenanting; the Brick and Machine project; the Downtown market study; and identifying a better methodology.

Jim Suhr discussed anticipated tenanting for his project; mixed-use projects; minimum retail required; and limits.

Additional discussion ensued between Mr. Suhr, staff, and Commissioners regarding helping the code catch up to the reality of the changing marketplace; the shared parking analysis; securing additional parking in the area; offsetting parking via other methods; concern with encouraging excess parking; and peak demand.

Sol Blumenfeld, Community Development Director, proposed wording as a footnote to the section to indicate: "For multi-tenant buildings, studio uses exceeding 30% of the ground floor space shall be parked at one space per 200 square feet of gross floor area."

Additional discussion ensued between staff and Commissioners regarding lack of research on whether 30% is an appropriate percentage; including one use up to 3,000 square feet as an exemption before the 30% kicks in; and clarification regarding cumulative or individual tenants.

Jim Suhr discussed changes to the number of tenants in a space over time; retail as an asset category; and consideration on a project-by-project basis.

Further discussion ensued between staff and Commissioners regarding support for additional consideration; timing; addressing the overall mix of functions on the ground floor with a text amendment; research to find the correct mix of use; conducting a shared parking analysis; concern with imposing onerous requirements; allowing 100% studio use if parking requirements are met; the need for additional

information to make a determination on mixture of uses; and clarification that language would be added after the sentence ending in "Pilates and gymnastics" to indicate "...or similar use as approved by the Director".

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2020-P002 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENT P2020-0018-ZCA TO MODIFY DEFINITION AND PARKING STANDARD FOR FITNESS RELATED STUDIO USES WITH A REQUEST TO STAFF TO USE DISCRETION TO ADDRESS MIXTURE OF USES AND PERCENTAGE, AND INCLUDE ADDITIONAL LANGUAGE AS DISCUSSED.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: SAYLES, VONCANNON
NOES: LACHOFF, OGOSTA
ABSENT: REILMAN

Further discussion ensued between staff and Commissioners regarding the need for additional discussion; involving Chair Reilman in the process; bringing the item back to a date certain; direction to staff; factual information; changes to the world of retail; the Downtown market study; addressing the decrease in typical retail; commercial revitalization; exceptions; and examining retail parking in mixed-use projects and parking ratios for studio uses.

MOVED BY VICE CHAIR LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CONTINUE THE ITEM TO APRIL 22, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda

Vice Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Receipt of Correspondence

Staff indicated that no correspondence had been received.

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Items from Planning Commissioners/Staff

None.

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Adjournment

There being no further business, at 8:14 p.m., the Culver City Planning Commission adjourned to a meeting to be held on Wednesday, March 11, 2020, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

ANDREW REILMAN
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

Date