

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

January 10, 2018
7:00 p.m.

Call to Order & Roll Call

Vice Chair Ogosta called the meeting of the Culver City Planning Commission to order at 7:00 p.m.

Present: Ed Ogosta, Vice Chair
Kevin Lachoff, Commissioner
Andrew Reilman, Commissioner
David Voncannon, Commissioner

Absent: Dana Sayles, Chair, AICP

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Pledge of Allegiance

Sol Blumenfeld, Community Development Director, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Vice Chair Ogosta invited public input.

No cards were received and no speakers came forward.

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Presentations

None.

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Order of the Agenda

No changes were made.

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Consent Calendar

Item C-1

Approval of Draft Minutes of November 15, 2017

Michael Allen, Planning Manager, noted a correction on page 1 of the minutes to indicate that Commissioner Voncannon had wished the Chair a happy birthday not Commissioner Lachoff as noted, and a correction to page 11 to indicate that Vice Chair Ogosta had abstained on the Public Hearing related to the cannabis ordinance and Commissioner Voncannon had voted aye.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 15, 2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

Approval of Draft Minutes of November 22, 2017

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 22, 2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-3

Approval of Draft Minutes of December 13, 2017

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF DECEMBER 13, 2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearings

Item PH-1

PC: Continuance of Public Hearing to January 24, 2018, to Consider a Zoning Code Amendment, P2017-0227-ZCA, Amending Culver City Municipal Code (CCMC), Title 17: Zoning Code; Chapter 17.610 - Nonconforming Uses, Structures, and Parcels

Vice Chair Ogosta reported a request that the item be continued to January 24, 2018.

Michael Allen, Planning Manager, reported that staff required additional time and requested that the item be continued to February 14, 2018, noting that the Homeless Count would take place on January 24, 2018 and volunteer opportunities were available from the Housing Division.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Chair Ogosta invited public comment.

No cards were received and no speakers came forward.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION CONTINUE ITEM PH-1 TO FEBRUARY 14, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-1

PC: Request for a Time Extension of Site Plan Review, SPR P-2008047-Conjunctive Points Warner Development, LLC

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

Discussion ensued between staff and Commissioners regarding concern with further dereliction of the site; changing conditions in the Hayden Tract; back up information provided by the applicant; issues to be solved by the applicant; other permits that have required extensions; and the Entrada project.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Chair Ogosta invited public comment.

The following members of the audience addressed the Commission:

Dolan Daggett, Eric Moss Architects, provided an overview of the project; requested an extension; and discussed the adjacent UCLA redevelopment project.

Discussion ensued between project representatives, staff and Commissioners regarding viability of the project for the location; commitment of the applicant to develop the project; clarification that the owner, builder and architect have been working together since the start of the process; reasons for delays to the project; parking issues; tenants; economic issues; changes going on in the City; evaluation of best use of the site; the recent success of restaurant and retail; the proven market; the agreement being negotiated with UCLA; confidence level regarding beginning the project within a year; progress and expected milestones; and tie backs.

Donna Le Blanc, Rancho Higuera Neighborhood Association (RHNA), asserted that everything should be updated; discussed the lack of recent public outreach; the need for up-to-date studies; growth of the neighborhood; traffic studies; the adjoining neighborhood; the need for the project to start over; the Transit Oriented Development (TOD) district; and the need for money for traffic mitigation.

Murphy Gilson, RHNA, discussed changes in the City and the neighborhood since the project was originally approved; he asserted that the 10-year old entitlements were no longer relevant; looked forward to starting the process from a more accurately informed point; discussed traffic volume in the neighborhood; adding a destination for retail customers; he asked to participate in the process; wanted to see a partnership similar to what was done with the Culver Studios process; felt that the extension of a decade old entitlement did not make sense; and he asked that the project be brought before the City Council.

David Hauptman felt that the project should start over and be an updated, modern project to fit the needs of the area as 10 years is too long for any project.

Ken Mand expressed gratitude for the quality projects in Culver City and the Hayden Tract by Samitaur; discussed the expiration of the parking covenant; changes in the City; the TOD Visioning Process; he asked that the City Council provide insight as to how the two visions can co-exist; he expressed support for the project but felt that the proposed parking was excessive; he asked that the City visioning goals be

discussed in partnership with Samitaur's vision; and he noted that a reasonable argument existed that California Environmental Quality Act (CEQA) laws have been violated in the areas related to the project.

Dylan Gottlieb agreed that much had changed in the neighborhood since the project was started 10 years ago; he suggested that money be added to the Mobility Fund or the bridge adding access to the Hayden Tract; discussed Hayden Tract accessibility; and working with the neighborhood to solve traffic issues.

Holly Connors, RHNA, discussed ongoing development in the neighborhood; expressed support for the TOD Visioning Study and their recommendations; noted the RHNA was pro-development but wanted to work with the developers to address issues; discussed traffic; and she expressed support for asking the developer to make a contribution to the Mobility Fund.

Eric Paesel expressed support for the project and the design but felt the project was over parked; felt money should be put toward the Mobility Fund; noted that National from the Metro to the Hayden Tract had been ignored in the Visioning Study; and he did not want to see the parking built as it would just be filled.

Discussion ensued between staff, the applicant and Commissioners regarding whether the additional parking is necessary to the development; City identification of parking need in the area; monitoring the success of the area; outreach done at the time of the approvals; the desire for a partnership between the developer and the neighborhood; concern that the permit is approved but the City and the community will have no voice when development actually takes place; holding an agreement while waiting for the right time to develop; the intent of building the parking; the pent up demand for parking in the area; creative office users; whether the project has been included in traffic studies; potential CEQA issues; clarification that the jurisdiction of the Planning Commission is whether to extend the permit or not; and clarification that Conditions of Approval cannot be changed unless the extension is denied and a new process is begun.

Ken Mand asked that the Commission send the item to the City Council in order to save the neighborhood having to pay the appeals fee.

Additional discussion ensued between the applicant, staff and Commissioners regarding the Letter of Intent.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Further discussion ensued between staff and Commissioners regarding options for moving forward; whether Conditions would be very different if the application had to be resubmitted; mobility requirements that were not in place in 2009; the Environmental Review; potential modifications to traffic and circulation requirements; the current parking deficiency in the Hayden Tract; alternative transportation options to reduce the need for parking; the proposed Ten Point Traffic Mitigation Plan from the Rancho Higuera Neighborhood; ensuring that solutions are not addressed in isolation; concern with punishing the developer for changing economic conditions; the stellar reputation of the developer; parking demand; recognition of changes in the community; a request for a project update in 6 months; a suggestion that the developer communicate with the neighborhood to work to alleviate issues; working for neighborhood support; a request that the item be brought back to the Commission if there are any further requests for extensions; the need for mobility solutions; building a transportation hub; potential reductions to traffic by providing amenities in the area; the previous condition to require a developer contribution toward a neighborhood traffic plan; local circulation issues; car share; and HOV related improvements.

Heather Baker, Assistant City Attorney, clarified that the item is an Action Item rather than a Public Hearing.

Dolan Daggett, Eric Moss Architects, discussed Condition 143; the Johnson Fain study; and he expressed support for TOD measures though they are outside of the district.

Discussion ensued between staff and the Commission regarding the ability of the Commission to grant a six month extension

with a possible second six months if progress has been demonstrated; requiring a six month status report if a one year extension is granted; a feeling that the hearing is a warning to the developer; and clarification on noticing for the current meeting.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION: APPROVE A ONE YEAR EXTENSION OF SITE PLAN REVIEW, SPR P-2008047, WITH THE CONDITION THAT THE APPLICANT RETURN WITH A STATUS REPORT IN SIX MONTHS, WITH ANY FUTURE EXTENSIONS REQUIRED TO GO THROUGH THE PLANNING COMMISSION RATHER THAN BEING APPROVED ADMINISTRATIVELY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment for Items Not on the Agenda

None.

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Receipt of Correspondence

None.

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Items from Planning Commissioners/Staff

Michael Allen, Planning Manager, indicated that the meeting of January 24, 2018 had been cancelled; invited anyone interested to volunteer for the Homeless Count on January 24, 2018; discussed items scheduled for consideration at the February 14, 2018 Planning Commission meeting; and he introduced new Planning Assistant, BJ (William) Kavadas.

Commissioner Lachoff reported a for sale sign at the corner of Washington Place and Sawtelle from agents of the same broker that he works for, noting that he is not involved, and he welcomed Commissioner Voncannon back.

Commissioner Voncannon thanked everyone for their well wishes while he was injured.

Sol Blumenfeld, Community Development Director, indicated that he would contact Donna Le Blanc to address her concerns.

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Adjournment

There being no further business, at 8:34 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 14, 2018, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DANA SAYLES, AICP
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