

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

December 9, 2015
7:00 p.m.

Call to Order & Roll Call

Chair Lachoff called the meeting of the Planning Commission
to order at 7:04 p.m.

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

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

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Comments for Items NOT on the Agenda

Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Consent Calendar

Item C-1

Meeting Minutes - October 14, 2015

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER
SAYLES THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR
THE MEETING OF OCTOBER 14, 2015.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, SAYLES, WYANT
NOES: NONE
ABSTAIN: VONCANNON

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Item C-2

Meeting Minutes - October 21, 2015

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR THE MEETING OF OCTOBER 21, 2015.

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Item C-2

Approval of Resolution No. 2015-P011

MOVED BY COMMISSIONER SAYLES AND SECONDED BY VICE CHAIR VONCANNON THAT THE PLANNING COMMISSION APPROVE RESOLUTION NO. 2015-P011.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: OGOSTA, SAYLES, WYANT, VONCANNON
NOES: NONE
ABSTAIN: LACHOFF

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Public Hearings

Item PH-1

Conditional Use Permit, P2015-0100-CUP, for the construction of a new automated drive-through carwash, associated with an existing fueling station (Shell) at 11224 Venice Boulevard in the Commercial Neighborhood (CN) Zone

Gabriela Silva, Associate Planner, provided a summary of the material of record.

Commissioner Sayles received clarification that the applicant had not applied for a separate CUP to sell alcohol at the mini-mart.

MOVED BY VICE CHAIR VONCANNON, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Amad Gideri, ANS Engineering, discussed the intent of the project to modernize the facility; proposed improvements; and he presented pictures of the proposed project.

Pyam reported living near the project; expressed concern with the lack of an environmental report on the site; he discussed previous issues with contamination of the site and pollution of surrounding areas for decades; he reported that neighbors were suffering from cancer due to proximity to the site; he expressed concern with intensifying the use and traffic issues; he felt the neighborhood should be cleaned up before they move on to another project; he reported the EPA declared the site contaminated and polluting as of July 2015; he requested a complete traffic study and an Environmental Impact Report; and he expressed concern with the contamination of the soil and drinking water supply.

MOVED BY VICE CHAIR VONCANNON, SECONDED BY COMMISSIONER OGOSTA, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between the applicant, staff and Commissioners regarding documentation regarding the site; clarification that a traffic study had not been required as thresholds were not exceeded; City traffic guideline criteria; Building Department jurisdiction; preliminary analyses; the Regional Quality Water Board; the Department of Toxic Substances and Control; the inability to issue a permit without clarification that the site is not contaminated or in the process of being cleaned up; staff agreement to follow up on the EPA case cited by the speaker; clarification that there is no open case for that location; equipment 200 feet to the southwest; trip generation review; whether the business would draw from existing traffic; the State

database; remediation on the opposing corners; clarification that there would be no change of use for the location; traffic impacts as a result of the perpetually parked taco truck; increasing parking restrictions; coordination with the Public Works Department; the Kimley Horn report; new trips generated; an arithmetic error in traffic study figures; clarification regarding the design change for the canopy; water recycling; drought resistant landscaping; the feasibility of using gray water to irrigate landscaping; City policies; the window above the exit for the cars; standardization for noise related issues connected to car washes; proximity to residences; noise mitigation; standard noise attenuation on the equipment and vacuum cleaner; use of the car wash between 10 p.m. and 6 a.m.; safety issues with the 24-hour use; the homeless population; surveillance; alarms; lighting; clarification that there is an employee on site 24 hours, 7 days per week; deterrence; instituting a look-back period; whether a set of standardized guidelines is necessary; standard operating hours; the discretionary process; varying circumstances; proximity to residences; mitigation measures; policy issues; the intersection of two major thoroughfares in the City; fencing; and the landscape buffer.

Commissioner Sayles moved to approve the project. Vice Chair VonCannon seconded the motion.

Additional discussion ensued between staff, project representatives and Commissioners regarding the EPA case cited by the speaker; impacts of dirty soil to the project; making the permitting agency aware of any issues in order to move forward; monitoring wells; access; and common notification practices regarding the Water Board and the EPA.

MOVED BY COMMISSIONER SAYLES, SECONDED BY VICE CHAIR VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE CONDITIONAL USE PERMIT, P2015-0100-CUP, FOR THE CONSTRUCTION OF A NEW AUTOMATED DRIVE-THROUGH CARWASH ASSOCIATED WITH AN EXISTING FUELING STATION (SHELL) AT 11224 VENICE BOULEVARD IN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE.

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Item PH-2

Site Plan Review, SPR P-2014175, for a Proposed Mixed Use Project consisting of 48 multi-family residential dwelling units above ground floor retail commercial uses and Administrative Use Permit, AUP P-2014176 for Tandem Parking at 11925 - 11960 Washington Boulevard

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

Sol Blumenfeld, Community Development Director, discussed work with the applicant to improve the design; consistency with goals for the West Washington revitalization program; setbacks; communication between the retail space and the street; and the streetscape program.

Thomas Gorham, Planning Manager, added that a memo had been distributed with additional proposed recommended traffic mitigations in response to public comments received, memorializing the circulation plan for the project and typical after project completion traffic analysis conditions.

Discussion ensued between staff and Commissioners regarding unbundling and sharing the parking; the number of required parking spaces; the residential portion and the commercial portion; the community outreach process; formal positions taken by Los Angeles Neighborhood Councils; entitlements; jurisdiction; adding an affordable housing incentive; providing a replacement for the affordable housing programs run previously through the Redevelopment Agency; community benefit provisions; maximum units per acre under the mixed use ordinance and the community benefits provision; the tandem parking provision; and clarification on the number of spaces available.

MOVED BY COMMISSIONER OGOSTA, SECONDED BY VICE CHAIR VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Kevin Read, Bastion Development, discussed previous work with City staff; parking requirements; parking provided; working within two jurisdictions; clarification that after entitlement, the project would be processed solely through Culver City for building inspection and fee collection; and clarification that fire and police service is to be provided by Culver City.

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Erin Lynch expressed concern regarding density; increased traffic; new cars in the area; the affordable housing classification; skepticism regarding the supposed benefits; issues with mixed jurisdiction; issues with commercial tenants parking in the neighborhood; and she asked that this project work better than The Oliver project.

John Lynch discussed promises broken by the developer of The Oliver; directing traffic out of the neighborhood; ingress and egress; light pollution; he expressed concern regarding the scale of the project; inadequate guest parking; tenants in The Oliver; increased foot traffic; pet waste; and he asserted that the neighborhood was being ruined.

Henry Selinger expressed concern with congestion on Louise; he suggested Commissioners drive the neighborhood; discussed access; guest parking; and commercial parking.

Kourtnie Good discussed the narrowness of Louise; current traffic conditions; the difficulty of left turns onto Inglewood from Washington; the elimination of two-way traffic on Marcasel; she did not see improvements for neighbors in the area; she questioned the definition of low income housing; suggested a park, benches, and trees rather than modern monstrosities; discussed large projects that block views; what the community really needs; concern with the safety of the intersection of Louise and Inglewood; and she indicated that development was ruining the City.

Carol Cherman reported attending a community meeting on the project; expressed concern with increased housing density in the neighborhood; the severe lack of street parking; safety; increased traffic on narrow streets; she reported being told by Mr. Read at a meeting on August 27 that there would be no negative impacts to traffic; noted the difference between being present during building vs. living there; and she expressed concern regarding increased rents due to development in Playa Vista.

Steven Rose expressed appreciation for progressive zoning codes that do not allow for massive developments such as

those in Los Angeles and other area communities; he discussed job and housing issues in the City; the need for additional housing on the westside; additional parking; the number of car trips; decreasing the number of miles driven; and he expressed support for the project.

Adam Rinderle, Atlantic Avenue Residents Association, echoed previous concerns voiced regarding density, parking and height; discussed current conditions on Atlantic Avenue; concern with safety; he asked that the street be made a cul de sac; discussed the left turn lane into the development; finding another solution to traffic issues; and previous traffic accidents in the area.

Jonathan Neumann, Del Rey Neighborhood Council; discussed their work with the developer on the project; concern with the height of the project; shared parking; activating the street; best use to the community; evening use; and residential traffic exiting onto Louise.

Brian Reiff, Del Rey Residents Association, reported sending a letter objecting to the height and scale of the building on the Los Angeles side; he noted that the south elevation facing Del Rey still needed some design work; he discussed traffic issues on Inglewood Boulevard; unidentified traffic issues; and he suggested requiring mitigation by the developer.

Loretta Selinger reported owning 41 rental units on Louise; expressed concern with traffic flow; congestion; she felt that the area should be reconfigured and intersections improved; she noted that the project was out of scale with the neighborhood; she asserted that light, air and views would be diminished for her building; and she asked that the traffic plan be revised and the height of the project be decreased.

MOVED BY VICE CHAIR VONCANNON, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding concerns with mitigations for The Oliver that are not being enforced; verification; the permit parking district abutting the project; landscaping along the northerly property line for The Oliver; requirements to shield lighting; the width of Marcasel; addressing circulation in the neighborhood;

creating a public space; retail use at the ground level; the pedestrian area; enforcement; traffic impediments; signage; the intersection of Louise, Kensington and Washington; traffic management; the recommendation to extend the northbound left turn lane on Inglewood at Washington; the City boundary; coordination with the City of Los Angeles; improving timing; agreement by the applicant to pay for improvements; clarification that the intersection of Louise and Inglewood is in the City of Los Angeles; applicant agreement to fund improving the raised median at the intersection of Louise, Kensington and Washington; concern with adding a large amount of traffic to a stop controlled intersection; studying the intersection; establishing a clear area of conflict; channelizing; agreement that Louise is the size of a one lane street; the five-foot dedication; widening along the frontage of the project; the 13-foot architectural projection; the sloped parapet; exacerbating the height of the building; high density areas in the vicinity; protecting single family homes; job creation; the number of units allowed by Los Angeles vs. allowed by Culver City and differences in parking requirements; the desire for more affordable housing; shared parking; concern with a project with available residential parking and not enough commercial parking; unbundling parking; utilizing commercial parking when businesses are closed; provisions in the code for shared parking; the process; the extra height on the roof; and design.

Brian Paiquin discussed development of the design; the facades; relationship to the neighborhood; the metal panels; diversity in the building façade; building materials; horizontal differentiation; light in the units; the courtyard; bio retention wells; creating an indoor/outdoor experience; and creating a street experience.

Additional discussion ensued between project representatives, staff and Commissioners regarding evolution of the design; materials; differentiating the front of the building from the back of the building; the setback at the center area off the street; outdoor dining opportunities; setback variations; ducts and shafts; the amount of square footage available for restaurants; after hours usage; the shopping center designation; parking ratios; the parapet on the Los Angeles side; placement of a building of that height; additional research into the shared parking arrangement; adding a condition for a shared parking analysis; bicycle requirements; the grade level commercial garage; the

residential garage access point; existing conditions; softening the radius of the Inglewood/Washington corner; installation of a left turn light on Washington going south; the look-back for a potential crosswalk at Atlantic and Washington and a triangle median design feature for the Louise/Kensington/Washington intersection; channelizing cars; intersection improvements; the importance of linking housing to the community; concern with arbitrary decision making with regard to design; efforts made at the ground level with regard to amenities; injecting meaning into the material palette; having the design respond more to the neighborhood and surroundings; materials used at The Oliver; Commission purview; the Los Angeles side of the development vs. the Culver City side; the juxtaposition of Los Angeles density vs. Culver density; balancing the need for housing with the density of the project; concern regarding traffic impacts; traffic study methodology; and results of the look back provisions for traffic.

Sol Blumenfeld, Community Development Director, summarized requested conditions that require the applicant to prepare a shared parking analysis and if the study finds that shared parking is warranted the applicant shall be required to allocate the parking pursuant to the recommendations in the study, and a security door for the ground level parking as appropriate to add controlled access after hours for the commercial ground floor level.

Commissioner Sayles noted the potential for changes made by the Los Angeles Planning Commission and she received clarification that the Commission would be able to review the final product once approved by Los Angeles.

MOVED BY VICE CHAIR VONCANNON AND SECONDED BY COMMISSIONER WYANT THAT THE PLANNING COMMISSION: ADOPT THE MITIGATED NEGATIVE DECLARATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, SAYLES, VONCANNON, WYANT
NOES: OGOSTA

MOVED BY VICE CHAIR VONCANNON AND SECONDED BY COMMISSIONER WYANT THAT THE PLANNING COMMISSION: APPROVE SITE PLAN REVIEW, SPR P-2014175 AS AMENDED, FOR A PROPOSED MIXED USE PROJECT CONSISTING OF 48 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ABOVE GROUND FLOOR RETAIL COMMERCIAL USES AND ADMINISTRATIVE

USE PERMIT, AUP #P-2014176 FOR TANDEM PARKING AT 11925-11960
WASHINGTON BOULEVARD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, SAYLES, VONCANNON, WYANT
NOES: OGOSTA

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Public Comment for Items Not on the Agenda

Chair Lachoff invited public comment.

No cards were received and no speakers came forward.

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Receipt of Correspondence

MOVED BY VICE CHAIR VONCANNON, SECONDED BY COMMISSIONER
SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION
RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

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

Sol Blumenfeld, Community Development Director, discussed
direction from the City Council regarding mansionization.

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Items from Planning Commissioners

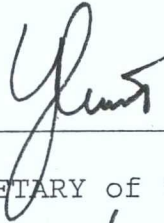
None.

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Adjournment

There being no further business, at 10:16 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 27, 2016, at 7:00 p.m.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION .

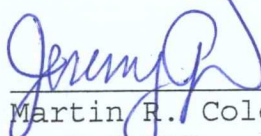
1/27/16

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

Jeremy Green

5 MAY 2016
Date

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