

## Attachment No. 6

Planning Commission Minutes  
September 28, 2016

2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2016-0120-ASPR AND TENTATIVE PARCEL MAP, P2016- 0120-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P014 (ATTACHMENT NO. 1) WITH ADDITIONAL ITEMS AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

oOo

### Item PH-3

Consideration of a Zoning Code Text Amendment (P2016-0149-ZCA) Amending Zoning Code Section 17.320.020 - Number of Parking Spaces Required, Table 3-3B - Proposed amendments related to restaurant parking

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

Discussion ensued between staff and Commissioners regarding the backstory and triggering event for the item; changes occurring in the downtown area; the effects of having restaurants without parking; the revitalization of West Washington; gap loans and commercial rehab loans; public improvement; spurring reinvestment; unintended consequences; spillover parking in neighborhoods; parking districts; current parking requirements; restaurants that are grandfathered in; concern with the rest of the City; the map of identified commercial revitalization areas; taking a comprehensive approach now rather than being reactive later; areas that have gotten on their feet and no longer need assistance; the Tilden Terrace Project; providing similar incentives; the lack of soft good retail in the City; self-driving cars; and expanding the map.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following member of the audience addressed the Commission:

Eric Simms, Downtown Business Association, discussed an article in L.A. Magazine regarding restaurant closures in Culver City that neglected to mention the seven new restaurant locations added in the City; he expressed support for the item noting that the City is over supplied for restaurants; he asserted there is no need for additional incentives for small restaurants in the City, especially tied to parking; he discussed employee parking; regional chains; investment in the community; trash generation and parking requirements for small restaurants; reinventing a classic downtown neighborhood vs. being a food court; high quality destination restaurants; and creating an environment where restaurants invest in the City and thrive.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding limiting the downtown area; other areas in the City; the visioning process with Fox Hills; Commission options; the Tilden Terrace area; the Culver Crossroads project; clarification regarding omissions on the map; recommendations to expand the area; City Council consideration; the areas that need additional revitalization; whether goals have been met; input from neighbors on the issue; walkability; consideration of different areas in the City; clarification that the code would not be changed, rather the resolution would be amended; consideration of a new map; concern with discouraging new restaurants; concern with landlords subdividing larger spaces into two smaller spaces; less desirable types of businesses coming in; code enforcement; parking requirements for retail businesses; establishing an alternative code with an authorized resolution; permit parking; areas to include in the commercial revitalization



designation; and agreement that staff would furnish a draft before the amendment goes before the City Council.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION: RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS AND EXPAND AREAS SHOWN ON THE EXHIBIT IN THE DRAFT COMMERCIAL REVITALIZATION RESOLUTION

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

Item PH-4

**Consideration of a Zoning Code Text Amendment (P2016-0077-ZCA) Amending Zoning Code Section 17.320.025 - Alternative Parking Provisions - Proposed amendments to allow automated and semi-automated parking in Commercial and Industrial Zones**

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

Discussion ensued between staff and Commissioners regarding pending projects where the text amendment could be a consideration; visiting an operating site; whether there are time constraints; scheduling; implementation of automated parking in industrial areas; stackers; noise; Commission review; technical studies; queueing; screening; Site Plan Review; Conditional Use Permits; agreement to continue the item until after Commissioners can make a site visit; history behind the issue; the parking analysis; the Hayden Tract; and the pilot program.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CONTINUE THE ITEM TO THE OCTOBER 26, 2016 PLANNING COMMISSION MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT