

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

February 26, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:00 p.m.

Present: Scott Wyant, Chair
Linda Smith Frost, Vice Chair
Kevin Lachoff, Commissioner
Dana Amy Sayles, Commissioner
David VonCannon, 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 Wyant invited public input.

No cards were received and no speakers came forward.

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Public Hearings

Item PH-1

Zoning Code Map Amendment (ZCMA- P2014018) to rezone the project site from the Commercial Neighborhood (CN) zone to the Open Space (OS) zone, in conformance with the General Plan Land Use designation; and a Comprehensive Plan (CP- P2013176) to allow the conversion of the existing Armory building into the Wende Museum, and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively

Joshua Williams, Associate Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the open space designation; hazardous materials; the Am Vets building; correcting a non-conforming condition; potential improvements to the property; long-term occupancy by Am Vets; the lease; master plan improvements; current and future park usage; the emergency homeless shelter; other appropriate designations; consistency of the proposed use; special events; frequency; zoning provisions; occupancy; and allowing the public to contact the museum for resolution if issues arise.

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

Chair Wyant invited public input.

The following members of the audience addressed the Commission:

Justin Jampole, Wende Museum, provided background on the museum; discussed neighborhood outreach; the importance of community; Vets Park; the plans; school involvement; the internship program; previous exhibits and installations; the current structure; the historic nature of the building; restoring the building; accessibility; the open storage model; allowing for maximum flexibility; using the space; the existing footprint; and rethinking what museums are about.

Discussion ensued between staff, Commissioners and the speaker regarding merchandise sold; average annual visitor estimates; AEA Museum Consulting; the statue currently on site; the existing mural; environmental concerns; photo documentation; the Culver City Historical Society; evolution of the museum over time; use of the collection in film; training museum professionals; hours of operation; the education component; workshops for Culver City students; delivery hours; the Berlin Wall pieces; community accessibility; shelving and boxes; Taschen books; events currently held at the museum; fundraisers; and exhibit openings.

Keith Jeffreys, United States Veterans Artists Alliance (USVAA), Am Vets Post 2; discussed USVAA and Am Vets Post 2; lease agreements; safety concerns; special events permits; the mission of the organizations; improvements to the area; and fundraising to renovate the Am Vets 2 building.

Yvonne Hunt, Administrative Secretary, read a comment submitted by:

Julie Lugo Cerra

Cary Anderson expressed support for the museum; noted past events and filming that exceeded parking capacity; he suggested dedicated parking spaces for the Wende Museum; discussed the Homelessness Committee; the previous cold weather shelter; and loitering in the area.

Further discussion ensued between staff and Commissioners regarding the parking lot; neighborhood intrusion; architectural details; and engaging the façade to the street.

Christian Kienaphel, Paravant Architects, responded to questions regarding elevation; the intent to bring the outside of the building to its original state; vertical breaks; landscaping; roof lines; signage; eco-friendly and energy efficient design; passive use; recycled water use; lighting; signage; bicycle parking; day to day operations; and capacity of the facility.

Additional discussion ensued between staff and Commissioners regarding the formulation for calculating occupancy numbers; current parking issues; special event permit provisions; special conditions; the parking analysis; standard conditions; code required parking; normal conditions; coordinating special events with the Parks, Recreation and Community Services Commission; and valet parking for large special events.

Steven Rose, Chamber of Commerce, discussed active use of the building; the homeless population; the economic base; and he expressed support for the project.

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

Discussion ensued between staff and Commissioners regarding a suggestion to add a no right turn restriction out of the driveway on Coombs to deter cut-through traffic in the neighborhood; support for coordination of events with other facilities in the area; consideration by the Traffic Engineer; making parking modifications if issues arise; conditions relative to events with a certain threshold; a suggestion to require event notification to the Parks and Recreation department; a suggestion to require traffic direction for special events; kudos to Mr. Jeffreys; review of the Comprehensive Plan by the Parks, Recreation and Community Services Commission; projected attendance of the museum; the normal special event permit process; setting the threshold; a suggestion to require a review period; standard processes for any business other than event centers; and the current code.

Keith Jeffreys discussed parking issues in the area; impacts to everyone using the park; and homeless people in the area.

Justin Jampole discussed special events and expressed willingness to work with staff.

Sol Blumenfeld, Community Development Director, indicated that there would be wordsmithing of the document by staff that would not create a material change to the Am Vets narrative.

Further discussion ensued between staff and Commissioners regarding establishing a threshold after which the special event permit process is required; the current zoning ordinance; events normal to operations vs. special events; concern with imposing an arbitrary threshold on the applicant; trusting the process; and adding a condition for review after one year.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION: ADOPT RESOLUTION NO. 2014-P002, AND ADOPT THE COMPREHENSIVE PLAN FOR THE ADAPTIVE REUSE OF THE ARMORY AS PRESENTED WITH A REVIEW OF THE OPERATIONS AFTER ONE YEAR, AT WHICH TIME IF SPECIAL EVENTS ARE EXCESSIVE, MITIGATIONS CAN BE CONSIDERED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: SAYLES, VONCANNON, WYANT
NOES: LACHOFF, SMITH FROST
ABSENT: NONE

Commissioner Lachoff suggested bifurcating the motion to separate the parking issue out.

MOVED BY CHAIR WYANT, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PREVIOUS MOTION BE RECONSIDERED.

MOVED BY COMMISSIONER SAYLES, SECONDED BY VICE CHAIR SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION NOS. 2014-002, 2014-P003 AND 2014-P004.

Discussion ensued between staff and Commissioners regarding parking management plans; valet parking; and peak hours of activity.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL THAT A SPECIAL CONDITION BE ADDED TO THE RESOLUTION TO REQUIRE A 12-MONTH LOOK BACK IF SPECIAL EVENTS ARE SHOWN TO CAUSE ISSUES IN THE NEIGHBORHOOD, WITH A PARKING MANAGEMENT PLAN WHICH MAY INCLUDE VALET PARKING PUT IN PLACE IF NECESSARY AT THAT TIME.

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Consent Calendar

None.

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Items from Staff

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

Sol Blumenfeld, Community Development Director, discussed the need to consider the Commission work program for the next year.

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Items from Planning Commissioners

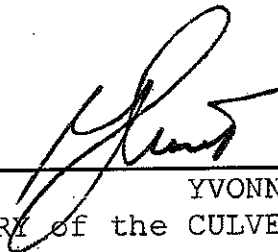
None.

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Adjournment

There being no further business, at 9:09 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, March 12, 2014, at 7:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 6/11/14



SCOTT WYANT
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
Martin R. Cole
CITY CLERK

16 JUN 2014
Date