

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

September 27, 2017
7:00 p.m.

Call to Order & Roll Call

Chair Sayles called the meeting of the Culver City Planning Commission to order at 7:01 p.m.

Present: Dana Amy Sayles, Chair, AICP
Ed Ogosta, Vice Chair
Kevin Lachoff, Commissioner
Andrew Reilman, Commissioner
David Voncannon, Commissioner

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Pledge of Allegiance

Michael Allen, Planning Manager, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Sayles invited public input.

No cards were received and no speakers came forward.

Chair Sayles indicated that students from Cal State Northridge and Loyola Marymount were in attendance to observe.

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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 August 23, 2017

MOVED BY COMMISSIONER LACHOFF, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF AUGUST 23, 2017.

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Public Hearings

Item PH-1

PC: Consideration of a Zoning Code Amendment (P-2017-0149-ZCA), Amending Zoning Code Section 17.700.01, Definitions of Specialized Terms and Phrases to Incorporate Commercial Cannabis Uses

Michael Allen, Planning Manager, indicated that staff was seeking to have the item continued to allow additional time to gather more data before making a recommendation to the City Council and he updated the Commission on the progress of the Task Force.

Commissioner Voncannon provided a report on Task Force activities as a serving member; discussed dissention over store-fronts; and Culver City as an appealing market for the industry.

Chair Sayles received clarification regarding the late November/early December time-line for the amendment to come back to the Planning Commission.

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

Chair Sayles invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY VICE CHAIR OGOSTA, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CONTINUE ITEM PH-1.

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Item PH-2

PC: Tentative Parcel Map, P2017-0150-TPM, for the construction of a two-story, two-unit condominium subdivision at 9615 Lucerne Avenue in the Two-Family Residential (R2) Zone

Peter Sun, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding clarification that a new condition had been added to the draft resolution; compact car dimensions used in code regulations; ambiguity on compact car sizes in other projects; requested exemptions on previous projects; clarification that the compact spots are beyond project requirements; alley width; whether compact parking would impact backup space in the alley; whether condition 61 is enforceable; designated smoking areas; airspace units vs. subdivisions; and other instances where condition 61 applies.

Laney Herrera, Kronos South One, applicant, thanked staff for their help throughout the process; provided current pictures of the site; reviewed design highlights; detailed sustainability features of the project; discussed community outreach efforts; asserted conditions 24 - 28 would not apply to a project of their size; asked whether condition 35 would apply to a 2-unit project; discussed alley width and backup space; and solar panels.

Discussion ensued between project representatives, staff and Commissioners regarding indoor/outdoor utilization of the garage space; sliding glass doors; whether cars are intended

to be parked in the garages; ingress/egress from the basement area; the ladder under the hinged landing; compliance; the emergency exit in the basement; flooding; drainage; alley parking; a suggestion to strike the non-compliant parking spaces from the drawings; driveway length required by the code; interpretation and implementation; planned enhancements to create a front door for the rear unit; ensuring privacy between the alley and the front door; the private sidewalk from Lucerne; and clarification on the purview of the Commission.

Chair Sayles invited public comment.

The following members of the audience addressed the Commission:

Beate Chelatte, adjacent neighbor, discussed a wall dividing the outdoor space; she requested that the corner of the building be aligned with her house; she discussed the front setback; traffic; and she asserted that the front yard would not be used.

Deborah Racklin, Racklin Partners, applauded the applicant in their creative approach to solving the issue of housing and affordable housing; she advocated creative thinking to maximize usable space for the potential buyer; noted housing concerns; and she expressed support for the project.

Heather Baker, Assistant City Attorney, clarified that Commission comments should be relevant to the findings on whether to approve the subdivision.

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

Discussion ensued between staff and Commissioners regarding clarification that the project does not trigger a site plan review; staff purview; limitations to prevent the basement from becoming a rental; parking requirements; short term rentals; Accessory Dwelling Units (ADUs) additional density; whether the separation would result in 6 cars parked on a lot that was meant to have 4; purview of the tentative parcel map; clarification that the property would not be eligible for an ADU conversion; access; long term rentals vs. short term rentals; hatch access; facilitating the use of the space beyond storage; bike storage; working with staff to determine

a secure location for bikes; bike lockers; a suggestion to work with the applicant on the request from the adjacent property owner; concern that the sliding glass doors on the garage invite use of living space; tenant improvements; Conditions; compliance with the zoning code and building code; agendizing a discussion of amending the code to prevent that type of design for the garage; ensuring that fire sprinklers are consistent with interior living space; concern with egress to the basement underneath the stair; safety concerns; backup space; the requirement for a 20-foot driveway; concern with deviations from the code; appreciation for those supporting the project; whether the applicant is subject to Conditions 24-28 and 35; standard conditions of approval from Building and Safety; applicant discussion with Building and Safety regarding applicability; the Construction and Traffic Management Plan; the CalGreen checklist; California State Building Code; language for the revised Condition 8 regarding bike parking; and the addition of the condition regarding the seismic cutoff valves, garage security door and gas and water meters.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION:

1. APPROVE THE PROPOSED PROJECT INCLUDING MODIFICATIONS TO CONDITION 8 AND THE ADDITIONAL CONDITION;
2. ADOPT THE RESOLUTION AS PROPOSED; AND
3. ADOPT THE CATEGORICAL EXEMPTION; AND
4. ADOPT TENTATIVE PARCEL MAP P-2017-0150 TPM FOR THE CONSTRUCTION OF A TWO STORY, TWO UNIT CONDOMINIUM SUBDIVISION AT 9617 LUCERNE AVENUE AND ADOPT PURSUANT TO CEQA CLASS 3 NEW CONSTRUCTION, CONVERSION OF SMALL STRUCTURES IN SECTION 15315, CLASS 15 MINOR DIVISION OF LAND THE PROJECT CATEGORICAL EXEMPTION.

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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

Commissioner Voncannon received clarification on when there would be a lookback on the noise from the Costco Tire Shop and on other lookback conditions to come back to the Commission in the near future.

Discussion ensued between staff and Commissioners regarding repaving Washington Boulevard in front of Costco; the September 27 ground breaking; and a request for more advance notice for large events.

Michael Allen, Planning Manager, discussed upcoming items for the next agenda.

Commissioner Lachoff announced the West Basin Water Harvest at the Ed Little Water Recycling Facility on October 14.

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Adjournment

There being no further business, at 8:27 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, October 25, 2017, at 7:00 p.m.

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SUSAN YUN
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DANA AMY 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