REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

October 14, 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
Ed Ogosta, Commissioner
Dana Amy Sayles, Commissioner
Scott Wyant, Commissioner

Absent: David VonCannon, Vice Chair

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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

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER SAYLES THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE MEETING OF SEPTEMBER 16, 2015.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearings

Item PH-1

Site Plan Review, SPR P-2015073, and Zoning Code Map Amendment, ZCMA P-2015074, for a Proposed Change of Use of the Former Culver City Ice Arena Into Two Retail Tenant Spaces and a Zoning Code Map Amendment to Change the Residential Single Family (R1) Zoned Portion of the Site to Commercial General (CG) at 4545 Sepulveda Boulevard

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

Discussion ensued between staff and Commissioners regarding the mezzanine; permitted uses; parking; the change of use; the traffic study; the secondary space for specialty retail; subdivision of the R-1 space in the back; clarification that the proposed zone change is to make it consistent with the General Plan; consistency of orientation between the traffic study and the staff report; findings of the site plan review; the Mitigated Negative Declaration; installation of solar photovoltaics; and Conditions of Approval.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER WYANT THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Roy Hassan, Applicant, thanked everyone involved; discussed the project; the need for a zone change; preserving the memory of the historic site; proposed operating hours; deliveries; and the track record of Harbor Freight Tools.

Chair Lachoff received clarification that an additional tenant had not been found yet.

Steve Newton expressed support for the project.

Pam Kaiser expressed concern about potential negative affects to an already difficult parking situation

A speaker discussed the General Plan reference to encouraging the preservation of family oriented residential uses in the Land Use Code.

Steve Weinberg, Bring Back the Ice, noted that the zoning exemption was originally granted for the ice arena as it had provided a clear community benefit; he asserted that Harbor Freight did not benefit the local community; discussed target customers; alternate space for the business; the lack of good faith efforts to attract a tenant suitable to the building purpose; attitude of the building owner; the lack of investment in the property and local community; ensuring compliance of building facilities; properly maintaining the parking lot; the prior experience of Planet Granite; shifting the burden of property taxes; and concern with the degrading of a community institution.

Steven Rose, Chamber of Commerce, expressed support for the proposed zone change and he asserted that the only way to make the property a viable part of the City is to bring it into compliance with the General Plan.

Chair Lachoff and Commissioner Wyant reported that although they are members of the Chamber they were not part of any of the discussion about the project.

Andy Reilman questioned whether there had been other parties interested in the project; discussed the Green Building Code; resurfacing the parking lot; storm water infiltration; drought tolerant landscaping; and he agreed with previous speakers that Harbor Freight was not needed at that location.

Thomas Gorham, Planning Manager, read a written comment submitted by Vice Chair VonCannon.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER WYANT THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding parking concerns; adding a condition to require that employees park onsite; whether the General Plan provided latitude to support the ice rink use; the need for rehabilitation to the property to allow for an ice rink; whether there were viable tenants for use as an ice rink; the funds necessary to rehabilitate the property; permissibility to use the property for another use as long as it is consistent with the General Commercial zoning; the requirement that landscaping be drought tolerant; preservation of the ice skating sign and statue; conditions of the Historic Preservation designation; encouraging finding a tenant that serves the neighborhood better and activates the street; clarification that the rear of the property is not suitable for housing anymore; whether a condition of approval could be imposed to require participation in the business district; public improvement programs; and a suggestion to require that improvements previously made immediately abutting the property be maintained.

Additional discussion ensued between Commissioners and the applicant regarding maintaining the existing entrance to the building; street character; accessibility; corporate policy; security; efforts to maintain the look; support from the Historic Preservation Consultant; maintaining the rhythm and spacing of the columns; and willingness to participate in the area's business improvement district.

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION: ADOPT A MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY (ATTACHMENT NO. 4) FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT PROVIDED CERTAIN MITIGATIONS ARE IMPLEMENTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

ABSENT: VONCANNON

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER SAYLES THAT THE PLANNING COMMISSION APPROVE SITE PLAN REVIEW, SPR P-2015073, AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF ZONING CODE MAP AMENDMENT, ZCMA P-2015074, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2015-P004 (ATTACHMENT NO. 1), INCLUDING ONSITE EMPLOYEE PARKING FOR ALL THE BUSINESSES ON THE PROPERTY AND THE TENANTS OR OWNERSHIP WILL PARTICIPATE IN THE BUSINESS IMPROVEMENT DISTRICT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

Proposed Modification of an Existing Conditional Use Permit To Increase Enrollment By Fifty (50) Students, From a Current Permitted Enrollment of Six-Hundred (600) Students to a Total Enrollment of Six-Hundred-Fifty (650) Students (Continue Public Hearing To November 18, 2015)

Chair Lachoff recused himself and exited the dais.

Commissioner Wyant reported that the Help Group had requested a continuance to November 18, 2015.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Commissioner Wyant invited public comment.

No speakers came forward and no cards were received.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CONTINUE THE MATTER TO NOVEMBER 18, 2015.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Lachoff returned to the dais.

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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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Items from Staff

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

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Items from Planning Commissioners

None.

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Adjournment

There being no further business, at 8:08 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, October 21, 2015, at 7:00 p.m.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 12/9/15

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

22 DEC 2015
Date