

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

April 8, 2015
7:00 p.m.

Call to Order & Roll Call

Vice Chair Lachoff called the meeting of the Planning Commission to order at 7:01 p.m.

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

Absent: Linda Smith Frost, Chair (excused)

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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

Vice Chair Lachoff invited public input.

The following member of the audience addressed the Commission:

Ian Gullen provided background on himself; expressed concern with large homes being built in his neighborhood; expressed concern with loss of light; the consequences of mansionization; homes out of scale with the character and size of existing homes in the area; and he asked whether the City was ready to engage in dialogue as he felt that the tipping point had been reached.

Sol Blumenfeld, Community Development Director, reported that the City Council had asked that the issue of large buildings in residential neighborhoods be addressed; he indicated that the

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report would be forthcoming in May; he encouraged the speaker to leave his information; he indicated that Carlson Park area residents would be noticed when the issue came forward; and he indicated that there would be opportunity to speak at the City Council meeting where the matter would be considered.

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Public Hearings

Item PH-1

Administrative Site Plan Review, ASPR P-2014160, and Tentative Parcel Map No. 73167, TPM P-2014161, for the Construction and Creation of a Three unit Condominium Subdivision at 3837 Bentley Avenue in the Residential Medium Density Multiple Family (RMD) Zone

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, SAYLES, VONCANNON, WYANT

NOES: NONE

ABSENT: SMITH FROST

Discussion ensued between staff and Commissioners regarding guest parking; a request for smaller versions of the plans; handicapped access; the required lift; half-submerged garages; depth of the lot; garage alignment; utility access to the rear of the property; alley access; the side yard setback; properties without alley access; ingress and egress issues; agreement from staff to do research and return with additional information regarding access; Public Works review of the plans; owner participation in the paving of the alley; required improvements to alleys for commercial sites; City maintenance; language regarding the submittal of the CC&Rs to the City Attorney; clarification regarding wording in #74 of the Conditions of Approval: verification vs. approval; and agreement to modify wording.

Hayde Franco, Architect, discussed owner requirements; alley access and concern with security; patios; handicapped access;

roofing materials; differences in the units; and she asserted that the project met all planning requirements and she had not requested any modifications.

Discussion ensued between staff and Commissioners regarding location of the lift; the neighbor concern regarding placement of the windows; landscaping; drought tolerant plantings; review by the City landscape architect; the plant palette; compliance with state mandates; the garage door; handicapped access; and minimum ADA requirements.

Vice Chair Lachoff invited public participation.

The following members of the audience addressed the Commission:

Desmond Burns discussed the first neighborhood meeting in Tellefson Park; notification; the second meeting at Tilden Terrace; privacy and quality of life issues; he expressed concern that the Commission be an advocate for residents; discussed mistakes made with the Crossroads development; lot size; co-existing with multi-complexes; privacy issues; parking issues; ingress and egress; lighting issues; the alley; sanitation; and he asked that the Planning Commission take residents into consideration when examining the issue.

Joseph Eastburn requested that the contractor not put windows or doors overlooking their back yard; that a privacy screen be installed for the back yard; he reported a positive relationship with the new owners; discussed a letter he emailed to staff; privacy issues; the semi-subterranean parking lot; the non-existent setback; and he expressed concern with losing the existing trees.

Commissioner VonCannon thanked the speaker for writing the letters and coming to speak at the meeting; questioned whether he had been able to review the Conditions of Approval; and he expressed concern with properly addressing issues raised.

Joseph Eastburn indicated that it appeared that concerns were addressed with the exception of privacy in the backyard, and he expressed concern with preservation of the trees and the inclusion of windows over the backyard in the drawings.

Thomas Gorham, Planning Manager, discussed Condition 7 regarding screening noting the desire to meet with the applicant and neighbor during construction to determine the proper height for the wall to ensure adequate screening.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding the at grade walkway on the south side of the property; participation of the owner on the south side in the process; flipping the design to allow for at-grade separation for the most affected neighbor; conditions on one property vs. another; the desire of the designer to have the entry facing the south; clarification on Condition 74; sanitation; appreciation for accommodating the neighbors; concern with commercial properties on the other side of the alley; making the new owners aware of the potential for future development; standard practices in CC&R documents; Urban Infill Disclosure; adding that disclosure as a Condition of Approval; mixed use development approvals; and covenants.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION:

1. ADOPT THE CATEGORICAL EXEMPTIONS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND
2. APPROVE THE ADMINISTRATIVE SITE PLAN REVIEW SUBJECT TO THE CONDITIONS OF APPROVAL AS AMENDED; AND
3. ADOPT THE RESOLUTION APPROVING THE ADMINISTRATIVE SITE PLAN REVIEW AND TENTATIVE PARCEL MAP.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR THE MARCH 11, 2015 PLANNING COMMISSION MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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, indicated that they would be finishing up the next area of the Multi-Family Guidelines and he discussed the public process and Commission consideration.

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Items from Planning Commissioners

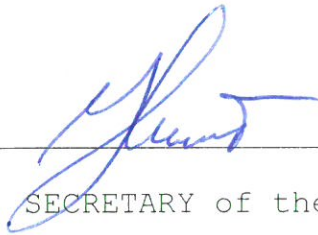
Commissioner Sayles received clarification regarding the calendar for Commission appointments.

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Adjournment

There being no further business, at 8:09 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, May 13, 2015, at 7:00 p.m.

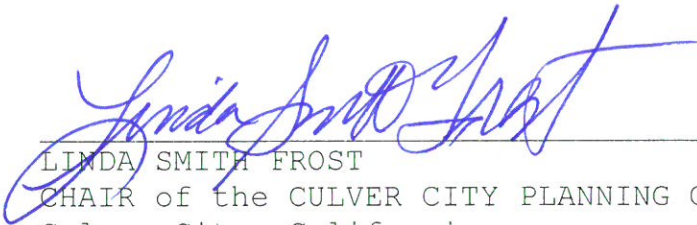
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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

6/10/15



LINDA SMITH FROST
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

18 JUN 2015
Date