

REGULAR MEETING OF THE  
PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

March 9, 2016  
7:00 p.m.

**Call to Order & Roll Call**

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

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

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**Pledge of Allegiance**

The Pledge of Allegiance was led by Jose Mendivil.

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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, SECONDED BY VICE CHAIR VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE MEETINGS OF JANUARY 27, 2016 AND FEBRUARY 17, 2016.

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## Public Hearings

### Item PH-1

#### **Administrative Site Plan Review, P2015-0122-ASPR, Tentative Parcel Map, P2015-0122-TPM, and an exception to certain subdivision requirements for the development of a 3-Unit Townhome Style Subdivision at 4241 Duquesne Avenue in The Medium Density Multiple-Family Residential (RMD) Zone**

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

Commissioner Sayles disclosed that she was involved in a property at 4139-41 Duquesne but can participate in the hearing since the property is more than 500 feet away.

Discussion ensued between staff and Commissioners regarding the status of potential improvements on Duquesne; the dedication for future widening of Duquesne; circulation elements; the need for the full dedication from all the properties; signalization at Braddock and Farragut; community meetings with the neighborhood; clarification that there are no current plans for widening Duquesne; notification to Commissioners when community meetings take place; and clarification regarding typographical errors.

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

Chair Lachoff invited public comment.

The following member of the audience addressed the Commission:

Rick Abramson, Project Architect, provided an overview of the project.

Discussion ensued between Mr. Abramson and Commissioners regarding size of units; programming; changing lifestyles; flex spaces; photovoltaics; insulation; passive cooling; thermal projections; grasscrete; drainage; planting strips; and options.

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

Discussion ensued between the staff and Commissioners regarding the respectful nature of the project toward the neighbors and the neighborhood; the material palette; passive air circulation; development of the neighborhood guidelines; noise impacts; Village Tree Preschool; overlook of the yard; appreciation for the thoughtful planning and for not building to the maximum density; the age of current housing stock in the City; and scale and massing.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2015-0122-ASPR, TENTATIVE PARCEL MAP, P2015-0122-TPM, AND AN EXCEPTION TO CERTAIN SUBDIVISION REQUIREMENTS FOR THE DEVELOPMENT OF A 3-UNIT TOWNHOME STYLE DIVISION LOCATED AT 4241 DUQUESNE AVENUE IN THE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (RMD) WITH A CORRECTION TO CONDITION #30 TO ADD "THE APPLICANT SHALL...".

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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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#### **Receipt of Correspondence**

None.

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#### **Items from Staff**

Thomas Gorham, Planning Manager, provided an update on upcoming meetings and agenda items; he reported that the Ivy Substation item would be going before the City Council on March 14, 2016; and he indicated that that next step in the

mansionization process is to put out an RFP for a consultant to examine specific neighborhoods.

Discussion ensued between staff and Commissioners regarding the RFP for consultants; small subdivisions on a normal multi-family lot; expanding the concept to other parts of the City; small lot developments in the City; affordable housing; hitting affordable targets; attainable rather than affordable; and the General Plan update.

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#### **Items from Planning Commissioners**

Commissioner Sayles announced that the memorial for Linda Smith Frost was planned for March 13, 2016.

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#### **Adjournment**

There being no further business, at 7:44 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, March 23, 2016, at 7:00 p.m.

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YVONNE D. HUNT  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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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.

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Martin R. Cole  
CITY CLERK

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Date