

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

November 10, 2021
7:00 p.m.

Call to Order & Roll Call

Chair Sayles called the regular meeting of the Culver City Planning Commission to order at 7:05 p.m. via Webex.

Present: Dana Sayles, Chair*
Nancy Barba, Vice Chair
Jennifer Carter, Commissioner
Ed Ogosta, Commissioner
Andrew Reilman, Commissioner

*Chair Sayles exited the meeting at 9:59 p.m.

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Pledge of Allegiance

Chair Sayles led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Sayles invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment and indicated no requests to speak.

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Consent Calendar

Item C-1

PC - Approval of Draft Planning Commission Meeting Minutes of October 13, 2021

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER CARTER THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 13, 2021 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, SAYLES
NOES: NONE
ABSTAIN: REILMAN

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Order of the Agenda

Item PH-2 was heard before PH-1.

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Public Hearing Items

Item PH-2
(Out of Sequence)

PC - PUBLIC HEARING: Consideration of a Comprehensive Plan Amendment (P2021-0174-CPA) to allow a Three-Story, 7,022 Square Foot Community Center, Six Dwelling Units, a Reconfigured Community Garden, and Associated Site Improvements at 10808-10860 Culver Boulevard (Project)

Chair Sayles introduced the item.

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

Justin Jampol, Wende Museum, provided background on the organization; discussed community benefits and opportunities for collaboration; development of the project; community input; local and international artists; artist housing; artist participation; support of community organizations; the project site; the Community Garden; housing; addressing needs

in a holistic way; public/private partnership; combining housing and creative space; and providing a model for other cities.

Brian Wickersham, AUX Architecture, discussed the proposed Comprehensive Plan Amendment; phases; clarification that no zone change was requested and the Scout House, the Rock and Mineral Club, and the tennis courts would not be affected; he presented project designs; discussed the proposed Creative Community Center on the AmVets site and the affordable housing portion on the existing Community Gardens site; length of the process; the design; continuity with existing buildings; landscaping; providing a place for people to come together; the project site plan; and increasing accessibility to the Community Garden.

Elisa Paster, Glaser Weil, discussed requests for the Conditions of Approval; the multi-phased project; ensuring that the requirements for each phase are completed during each phase; fundraising on a per phase basis; implementation and clearing of Conditions on a per phase basis; plan check and application fees; the Transit Demand Management (TDM) Condition; Condition 14.4 and 14.5; TAP cards; transit passes; concern with uncertainty of the language regarding implementation of new measures prior to occupancy; support of the affordable housing project; required infrastructure that may or may not be needed; subsidizing costs of infrastructure improvements; the mobility, traffic and parking studies; bus stop improvements; replacement of City signage; undergrounding utilities; the replacement Community Garden; moving open space into the parking lot; access and partnership with Upward Bound House; making the Community Garden open to the entire community; volunteers; allowing public use of the space; removal of references to supportive affordable housing; social service needs; partnership with the Artistic Freedom Initiative (AFI); use of the Comprehensive Plan as a guiding document; and code compliance.

Sol Blumenfeld, Community Development Director, reported receipt of the proposed changes several hours prior to the meeting; discussed staff supported modifications; Conditions applied per phase; fee waivers; the City's TDM ordinance Condition; deleting transit subsidies from Condition 14 but keeping all the other Conditions; and addressing mobility measures that pop up after the Certificate of Occupancy is issued.

Discussion ensued between staff and Commissioners regarding concern with Conditions being placed on a project after the fact; providing certainty; Commission recommendations; City Council purview; and concern with removing mobility Conditions that are very important to the City Council.

Sol Blumenfeld, Community Development Director, discussed the request for removal of portions of Condition 6; City Council input; development items vs. permit costs; undergrounding as good urban policy; elimination of the Community Garden fence; traditional community gardens vs. landscaped open space; concern with making a change to the development program that the Council had agreed to; re-wording Condition 20 to read: "The reconfigured Community Garden shall be secured by a fence in order to safeguard the space from unauthorized access"; fencing; urbanism; a typographical correction in Condition 27; opposition to requested changes to Condition 47 regarding affordable housing; the intent to count the low-income units as part of the Regional Needs Assessment Numbers (RHNA); and maintaining low-income units for the entire project.

Additional discussion ensued between staff and Commissioners regarding the nexus with the bus stop; the Condition that requires supportive housing; the need to change the wording to reflect that the units shall be used for low-income residents; the revision submitted by the applicant that indicates one low-income unit and one workforce unit; City Council intent that all units be low-income; the staff recommendation to correct the original Condition to remove the word "one"; ensuring low-income individuals are being served; agreement to delete the words "supportive housing"; work to execute an agreement regarding the affordability covenants; and the importance of identifying the population served.

Sol Blumenfeld, Community Development Director, discussed the requested modification to Conditions 4-7 in Exhibit B; standard program requirements; landscaping requirements in Condition 5; parking; and support for deleting Condition 6 and retaining the master sign program in Condition 7.

Further discussion ensued between staff and Commissioners regarding the applicant request for clarifying language in Exhibit B; conflicts between the code and the Comprehensive Plan; language proposed by the developer to clarify the Condition; ensuring that the Conditions are not undermined; adding language to make it clear that the Comprehensive Plan

prevails if there is a conflict, and if the Comprehensive Plan does not cover the situation, the Condition stands; undergrounding; the fiber box; offsetting unanticipated costs; and standard requirements.

Discussion ensued between project representatives, staff and Commissioners regarding the A-Frame building; clarification that the applicant never sought to reduce the number of affordable units in Condition 52 or to modify discussions with the City Council and the neighborhood; preserving the existing building; architecture; sustainability; limited resources; camouflaging with the screened element; integration of the new with the old; treatment of the screen relative to the A-Frame; the rooftop trellis; architectural projections on the roof deck; providing a useable space; sun control; clarification that the code does not support the additions on the roof; the Comprehensive Plan; project height; the allowable elevator projection; Public Hearing procedures; and direction to incorporate all comments and previous discussion into the public record.

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

Vice Chair Barba disclosed that she had discussed items pertaining to the project that are in the public record previously with the applicant.

Discussion ensued between the applicant, staff and Commissioners regarding timing of the phases; the estimated construction schedule; timing of the affordable housing portion of the project; community benefit; benefit to the Museum; the original proposal to provide housing for veterans; length of the process; evolution of the project; history of the housing component; the Community Garden; tenure of current Garden users; the selective process; applicant ownership of the operation of the Community Garden with guidance from the Parks, Recreation and Community Services Department; and providing a resource for all rather than for just a few.

Chair Sayles invited public comment.

The following members of the public addressed the Commission:

Jamie Wallace was called to speak but did not respond.

Andrew Gauvreau provided background on himself; thanked the architects for the proposal; expressed support for the Wende as neighbors; discussed concerns with homelessness in the area; property management; length of residency; involvement of Upward Bound House; the alley; the traffic study; and placing limits to traffic in the alley.

John Wahlert discussed impacts to the project on him due to proximity of his home, and he expressed support for the project and for the Museum.

Marty Zizner expressed support for the project and concern with the loss of parking.

Mark Lipman, Advisory Committee on Housing and Homelessness (ACHH) Chair, spoke on behalf of himself; expressed support for the project; discussed concern that housing for the most vulnerable had changed to affordable housing for who knows who; noted the original intent to provide housing for unhoused artists and veterans with services included; he discussed Veterans Day and thanking veterans for their service while refusing to use valuable public land to serve those who need it most; he felt the housing project could be expanded to two to three stories high and serve more people; he questioned why unhoused people were always thrown under the bus and disrespected; asked that the item be referred back to the ACHH to have a say in what the housing element should be as otherwise the project is a disservice to those who need it the most; and he asked that the housing be thoughtfully reconsidered for the public land.

Ruth Martin del Campo, Administrative Clerk, reported that seven emails had been received for the item and had been distributed to Commissioners and staff for their review.

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

Discussion ensued between staff and Commissioners regarding history of the project; use of the scarce public land; the great need for housing; the public meetings; cost of land as making building affordable housing difficult; disappointment that such a small part of the community voted to support housing; the importance of prioritizing the needs of the most vulnerable; the amount of time and effort that has gone into the project; ensuring that the project benefits the most

people; the slow turnover of Community Garden plots; the applicant request to amend the Community Garden Condition; lack of information on how to participate in the Community Garden; the importance of creating a connection to the soil, organics and sustainability; the urgent need to address climate change; the need for infill housing; the important opportunity; potential good gained through densification; length of the process; streamlining the housing approval process; Senate Bill (SB) 35; land use designation; land leased to the applicant; the required Comprehensive Plan due to the nature of the project; the need for a change to the zoning code to accommodate the project; finding a way for the Community Garden to benefit the community more widely; the need for practical security; management of volunteers; and providing quality food for the unhoused.

Commissioner Carter disclosed that she had met with Justin Jampol and visited the site.

Additional discussion ensued between staff and Commissioners regarding support for the project; the importance of addressing the housing crisis; commuter traffic; use of public land for housing to undo the redlining process; lifting of zoning restrictions to provide as many residences as possible; creating safe residency for the disenfranchised; resolution of difficult architectural issues; the screen over the A-Frame; support for staff recommendations; support for deferring the applicant requests to the City Council; and concern with open ended Conditions.

Sol Blumenfeld, Community Development Director, summarized agreed upon changes including: acceptance of re-wording regarding project phasing; retention of Condition 6; support for the proposed modification to Condition 9; support for deleting the transit subsection in Condition 14, but leaving the rest of the section intact; City Council review of Condition 14; application of the Condition to future projects with respect to mobility; support for retention of Conditions 15, 16 and 46; the ability of the applicant to make a direct request to the City Council for changes; clarifications to the wording in Condition 20; retaining fencing to safeguard plots in the Community Garden; support for fixing the typographical error in Condition 27; adding the word "tenants" in Condition 47; and revising wording in Condition 52 to indicate that "units shall be reserved for low-income tenants in conformance with rent levels complying with state

affordable housing law" and deleting the rest of the Condition.

Discussion ensued between staff and Commissioners regarding agreement to add clarification in Exhibit B to indicate that if there is a conflict between the code and the Comprehensive Plan, the Comprehensive Plan shall prevail; Commission consensus with regard to concerns with open ended Conditions prior to the Certificate of Occupancy in Condition 14, subsection 5; support for removing the perimeter fence for the Community Garden in Condition 20 and allowing the applicant to administer the Community Garden to provide the greatest access to the community; the requirement for a one to one replacement of existing garden space; the Lease Agreement; the entitlement; the intent of the Community Garden space; community gardens in other cities; fencing to secure the use of the space; bringing back the fencing for review; location of the Community Garden; lack of a design; a suggestion for a deferred submittal review during the Conformance Review; concern with causing delays to the process; bringing the item back with the Conformance Review part of the process; the importance of input from the Parks, Recreation and Community Services Department; support for re-envisioning the original Community Garden concept without a fence; asking questions in Phase 3 regarding the vision and programming for the Community Garden; clarification that a fence was never recommended, rather the recommendation was that the same Community Garden would exist as does today; revisiting the question of operation; referencing the prior operation of the garden that was fenced and secured; individual garden plots vs. landscaping; concern with the aesthetics of the fenced garden area and the location; creation of a project that is trying to be all things for everyone; promises made; and compromises.

Additional discussion ensued between staff and Commissioners regarding support for formulating a motion with all of the modifications as proposed by the Community Development Director as well as modifications to delete subsection 5 of Condition 14, and to delete the requirement for the fence in Condition 20; the Conformance Review; and the ability of the City Council to put the fence requirement back in.

MOVED BY COMMISSIONER REILMAN, SECONDED BY VICE CHAIR BARBA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: RECOMMEND TO THE CITY COUNCIL ADOPTION OF A CLASS 32 CEQA CATEGORICAL EXEMPTION, AND APPROVAL OF A COMPREHENSIVE PLAN

AMENDMENT, FOR A 3-STORY, 7,022 SQUARE FOOT COMMUNITY CENTER, SIX DWELLING UNITS, A RECONFIGURED COMMUNITY GARDEN, AND ASSOCIATED SITE IMPROVEMENTS, SUBJECT TO THE CONDITIONS OF APPROVAL PER THE PROPOSED RESOLUTION WITH CHANGES AS AGREED UPON BY THE PLANNING COMMISSION.

Chair Sayles exited the meeting.

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Item PH-1

PC - PUBLIC HEARING: Consideration of a Site Plan Review Modification to allow Relocation of an Existing Emergency Room at Southern California Hospital at 3828 Delmas Terrace (Project)

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
ABSENT: SAYLES

Vice Chair Barba invited public comment.

The following members of the public addressed the Commission:

Farrell Johnson, Prospect Medical and Southern California Hospital, thanked the City for their continued support of the hospital and noted the importance of upgrading and expanding the Emergency Department.

Jeff Sobin, Sobin-Harte Architects, provided an overview of the proposed project to expand Emergency Department Services and make upgrades to provide better service.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
ABSENT: SAYLES

Discussion ensued between staff and Commissioners regarding support for the improvements; support for the tie-in with VFW building next to the Wende Museum and the historical analysis of the two projects; and support for improvements to flow and safety.

MOVED BY COMMISSIONER CARTER AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION: ADOPT A RESOLUTION ADOPTING A CATEGORICAL EXEMPTION AND APPROVING SITE PLAN REVIEW MODIFICATION P2021-0112-SPR/M, SUBJECT TO THE CONDITIONS OF APPROVAL AND APPLICABLE CODE REQUIREMENTS AS STATED IN RESOLUTION NO. 2021-P013.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
ABSENT: SAYLES

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Action Items

Item A-1

PC - Review and Discussion of Proposed Zoning Code Revisions to Streamline the Residential Mixed Use Entitlement Process

Sol Blumenfeld, Community Development Director, proposed deferring the item to a future meeting so that Chair Sayles could participate.

Discussion ensued between staff and Commissioners regarding the lateness of the hour; support for continuing the item to the next regularly scheduled meeting; scheduling; support for moving forward with the item as soon as possible; holding a special meeting; and the process.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CONTINUE THE ITEM.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
ABSENT: SAYLES

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Public Comment - Items NOT on the Agenda (Continued)

None.

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Receipt of Correspondence

None

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Items from Planning Commissioners/Staff

Sol Blumenfeld, Community Development Director, discussed items for consideration at upcoming meetings.

Discussion ensued between staff and Commissioners regarding the parking item; streamlining; staff workload; and consideration of SB 8, 9 and 10.

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Adjournment

There being no further business, at 10:40 p.m., the Culver City Planning Commission adjourned.

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RUTH MARTIN DEL CAMPO
ADMINISTRATIVE CLERK of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DANA SAYLES
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