

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

August 25, 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 7:07 p.m.

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

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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.

The following members of the public addressed the Committee:

Bryan Sanders was called to speak but did not respond.

Timothy Dodd, Sweet Flower, requested a special meeting be added in September with consideration of their Conditional Use Permit (CUP) application agendized as they are hoping to open their location this year.

Sol Blumenfeld, Community Development Director, indicated that he would reach out to Commissioners regarding scheduling a special meeting.

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### **Consent Calendar**

Item C-1

#### **Approval of Draft Planning Commission Meeting Minutes of July 28, 2021**

MOVED BY VICE CHAIR BARBA, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 28, 2021 AS SUBMITTED.

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### **Order of the Agenda**

Chair Sayles received Commission consensus that Item A-1 be heard before Item PH-1.

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### **Action Items**

Item A-1  
(Out of Sequence)

**PC - Sony Pictures Scenic Arts Conformance Review (P2021-0193-CPCR) Consisting of an Adaptive Reuse and 9,514 Square Foot Addition to a 2-story, 16,396 Square Foot Support Building; Demolition of a 1-story, 18,280 Square Foot Support Building to be Replaced with the Construction of a 4-story, 47,845 Square Foot Office Building in the Sony Studio Lot at 10202 Washington Boulevard**

Commissioner Reilman disclosed that his firm had previously proposed to work on the project but had not been selected and that he had been advised that no conflict of interest exists.

Susan Herbertson, Senior Planner, provided a summary of the material of record.

Kristin Cavanaugh, Sony Pictures Entertainment (applicant), introduced the presentation regarding the Scenic Arts Project and she provided background on Sony in Culver City.

Abbey Ehman, Lincoln Property Company, discussed the team working on the project; the presentation on the modernization of space on the Sony Campus; the project description; the vision; adaptive reuse of the existing Scenic Arts building; studio uses that support the soundstage use; preserving the legacy of the building; climate goals; commitment to sustainability and wellness; LEED Gold and Fitwell Certification; and passive solar orientation.

Bob Hale, Rios, presented project plans; discussed the location of the project; rehabilitation of the existing structure; proposed changes and enhancements; reconfiguration of parking; repurposing of space; sustainability measures; materials; mechanical equipment; and screening.

Abbey Ehman, Lincoln Property Company, presented the map of the comprehensive plan design areas on the Sony Pictures lot.

Chair Sayles received clarification regarding procedures and Commission objective.

Chair Sayles invited public comment.

The following member of the public addressed the Commission:

Jamie Wallace expressed support for the project and appreciated how well Sony works with the community and is generous with parking when there are events.

Discussion ensued between staff and Commissioners regarding appreciation for the project; adapting the historic facility into something that will serve the studio into the future; the performance related portions of the project; community involvement by Sony; adaptive reuse and preservation; support for work done toward sustainable energy goals; and support for Sony to create opportunities for the public to view and enjoy the building when it is complete.

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

APPROVE THE APPLICATION WITH THE RECOMMENDED CONDITIONS OF APPROVAL IF THE APPLICATION IS DEEMED TO MEET ALL APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE PLAN IN GENERAL AND THE APPLICABLE COMPREHENSIVE PLAN DESIGN AREA.

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### Public Hearings

Item PH-1

PC - Consideration of Recommending to the City Council (1) Certification of the Environmental Impact Report (EIR), and Adoption of Findings Required by CEQA and a Mitigation Monitoring Program (MMP); (2) Approval of Zoning Map Amendment (P2021-0025-ZMA) to Establish Planned Development Zone No. 16; (3) Approval of Comprehensive Plan (P2021-0025-CP); (4) Approval of Density and Other Bonus Incentives (P2021-0025-DOBI); (5) Approval of Tentative Parcel Map (P2021- 0025-TPM); and (6) Approval of Administrative Use Permit (P2021-0025-AUP) for a Five-Story Mixed Use Development on a 3.43 acre site at 11111 Jefferson Boulevard (Project)

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the potential for a grocery store with food service that sells alcohol; the intent of the Comprehensive Plan to streamline the process; administrative approval of the Use Permit for the entire project; the one-time permit; changes to tenancy; appropriate ABC licenses; staff review and approval of use permits; and Commission review of major changes.

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

Jaqueline Braver, The John Buck Company, provided background on the company, and discussed the vision for the proposed five-story mixed use project at 11111 Jefferson Boulevard.

Gregory Fisher, WHY, provided background on the company; recognized all involved for their work on the project; and provided a presentation on the design theme and evolution of the project at 11111 Jefferson Boulevard.

Kyle Faulkner, 3 Mile Radius, discussed the site plan and layout for 11111 Jefferson Boulevard; changes made in response to community feedback; code requirements; program and community benefits; entitlements; technical corrections to the Conditions of Approval; park fees; open space and recreational area provided by the project; number of affordable units required; SB1818 language; and removal of fees outside the vesting period.

Discussion ensued between project representatives, staff, and Commissioners regarding the feasibility of retaining existing trees; addressing adjustments to the Conditions; modifications requested; community benefits; City Council purview; Planning Commission jurisdiction; the City Council hearing; the parkland fees issue; and density calculations.

Sol Blumenfeld, Community Development Director, read alternative wording proposed regarding methods of density calculation that relates to finding D in the Resolution: "Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with California Government Code 65915 or as may be amended, and the purpose or intent of this title."; he reported that the applicant has requested recognition that they are providing more than the minimum requirement of affordable units for the project; and he indicated that staff and the applicant had agreed upon the following revision: "The project's base density, per the Zoning Code, after community benefits as allowed under the Mixed Use standards is 172 units. Based on State Density Bonus Law, the applicant is requesting a 35% density increase, which would allow 233 dwelling units. The project proposes a density increase of 61 units, for a total of 230 units. The proposal includes 19 very-low income units and two workforce housing units, though only 14 very-low income units are required to achieve the 35% density bonus. The affordable, very-low income and workforce housing units provided will have a 55-year affordability term as specified in the Conditions of Approval. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with California Government Code 65915."

Sol Blumenfeld, Community Development Director, discussed other revisions to Conditions including to Mobility Condition 8 (10); cost implications to the project; developer provided TAP cards for businesses and residents; the range of costs

over the three-year term; density calculations; potential cost reductions; implications of the TAP Card Condition; and density calculations.

Discussion ensued between staff and Commissioners regarding alternate language for Condition 8 to discuss and consider; deliberation; public comment; typographical errors; conformance items; project development permits; setting a three year time frame; issuance of a building permit; specifying that the City would conduct the parking survey in Condition 72; ensuring that Condition 26 uniformly read two car-share spaces for consistency throughout; the need for clarity required by Public Works Condition 60; clarification requested as to the objective of Conditions 17 and 24 and whether they are voluntary; clarification that the project was vested prior to the adoption of the Mobility Fee Ordinance and therefore deleting the Condition on Item D on 15; items under Commission jurisdiction; state law; overall project density; whether the recognition being sought for extra effort on affordable units relates to financial credit; rewording of finding D in the draft resolution to acknowledge the extra very-low income units provided; the park fee; exemptions under state law; use of the word voluntary in the Conditions of Approval; CEQA (California Environmental Quality Act) requirements; VMT (Vehicle Miles Travelled) impacts mitigated by the employment of TDM (Transportation Demand Management) measures; the provision of bike lanes on Sepulveda; addressing adverse effects on Level of Service (LOS); the pro-rata share; cost of improvements; commitment to make improvements by 2023 when occupancy is expected; funding allocation to implement improvements alongside the project; adverse effects at several intersections; shared cost of improvements; clarification on methodology for setting Conditions of Approval; state and local requirements; improvements made around the site; communication with the project representative regarding voluntary improvements; impact fees; tying impact fees to nexus; understanding the context of fees and requirements before approval; the bike lanes on Sepulveda to encourage riding to the site; minimizing adverse effects of the project on LOS and queueing; Commission review of additional measures that are incorporated by reference; Conditions that came from different departments; the need to provide additional information to Commissioners; standard conditions; the numbering system; separate exhibits; ensuring consistent, accurate and chronological numbering; and ensuring reference to Condition number and page number when making comments.

Chair Sayles invited public comment.

The following members of the public addressed the Commission:

Scott Bowling, Exceptional Children's Foundation, provided background on the organization and expressed support for the project.

Colin Diaz, Culver City Chamber of Commerce, expressed support for the project and for placing density along the commercial corridor adjacent to public transportation; he discussed proposed improvements; and he recommended project approval.

David Winslow was called to speak but did not respond.

John Graff, Lindberg Park resident, discussed responsiveness to community input and concerns, and he asked the Commission to support the project.

Jason Baiz, Neighbors International Union of North America, Local 300, provided background on himself; expressed support for the project noting the need for housing in the City; discussed people who cannot afford to stay in Culver City; support for local hiring; and money generated by the project to support City services.

Allen Lulu, Sunkist Park Neighborhood Association, reported unanimous support of the project by the Association; expressed appreciation for the partnership with the community; discussed commitment to continue dialogue; needed mixed income housing; the importance of hearing and listening to the needs of the community; and he urged the Planning Commission to support the project.

Eric Donnelly, KPRS, provided background on himself and expressed appreciation for support of the project.

Marc Bauer provided background on himself; expressed support for the responsiveness of the developers; and he was looking forward to a positive partnership.

Masa Alkire provided background on himself; expressed support for adding density on corridors; expressed concern with calling the landscaped area a park and a community benefit; discussed meeting Regional Housing Needs Assessment (RHNA) numbers and state mandates; the hard formula for formulating

community benefits; money that could be used to address actual community needs; the landscaped area as a project design feature; the questionable utility of the area as park; deteriorating City parks; unusable Little League fields; new residents who will need facilities; and the opportunity available with the custom zoning project to provide community facilities.

Bonnie Wacker, Sunkist Park Community Watch Group, thanked the developers for seeking and incorporating community input, and staff for taking the time to meet with residents; discussed traffic; the need for upgraded Smart Traffic signals; posting development traffic study updates; required open space; tenant use vs. public use; retail open space; she requested a copy of the elevation view of Jefferson Boulevard; discussed softening the mass of the development on all sides; landscaping; and support for the project if Jefferson Boulevard can be made beautiful.

Corey Crockerham provided background on himself; discussed responsible development; use of a skilled and trained workforce; keeping the community on track for a better future; opportunities generated with the project; building community wealth; and he expressed support for the project.

Jose Radillo provided background on himself; expressed support for the project; discussed the growth of local economy; well-paying jobs for skilled laborers; and giving back to the community.

Crystal Alexander provided background on herself; discussed community engagement; responsiveness; affordable units and open space included in the project; she expressed support for the project; and she felt that the project served as an example of how to meet RHNA numbers and provide affordable housing without taxpayer funding and without up zoning R1 neighborhoods.

Jose Garcia provided background on himself; thanked the City for their service during difficult times; expressed support for the developer and for the project; and he asked that the Planning Commission support the project.

Kimberly Ferguson felt that the project illustrated that up zoning was not necessary; asked what would happen to tenants of the affordable housing units after the 55-year covenant

expires; discussed limiting delivery hours; earthquake binding; and she asked about infrastructure utility upgrades.

Khin Khin Gyi, Advisory Committee on Housing and Homelessness commended the developers for providing 19 very-low income units; discussed AB2145; pointed out that if the number of very-low income units were increased to 37 units, the project would qualify for a 50% density bonus; and she noted the importance of illustrating that affordable housing can be provided without elimination of R1 zoning.

Jamie Wallace provided background on herself; expressed support for the outreach and responsiveness of the developer; discussed providing more affordable housing through larger projects; and she expressed support for the project.

Stan McInnis, KPRS, expressed support for the project and for the team involved.

Ernesto Pantoja, Local 300, provided background on himself; discussed people employed by the project; opportunities provided; housing costs; and he expressed support for the project.

Byron Wilson felt there was a larger need for housing rather than for office space.

Chair Sayles expressed appreciation for the speakers who had positive things to say about the project and asked project representatives to respond to concerns raised by the speakers.

Project representatives discussed expiration of the 55-year covenants; renewal of affordability covenants; state rent control law; buying-out the affordability covenant; California as being a tenant friendly state; AB2345; infrastructure and utilities; the TAP card condition; clarification that the developer is not asking for credit; impact fees; CEQA and VMT impacts; the Park Fee; the \$400,000 requested by Public Works; concern with the method for calculating the developer share; ensuring that the project is feasible; agreement to furnish the Jefferson Boulevard elevation view to Bonnie Wacker; restrictions to construction vehicles; the need to coordinate limitations to delivery hours with the tenant; the unit mix of affordable units; earthquake preparedness; compliance with all building code

requirements; Condition 50; and allowing a chance to double check that all concerns have been addressed.

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

Discussion ensued between staff and Commissioners regarding appreciation for public comment; overall approval of the project from the community; the difficulty of designing for a triangular site; support for the use of a local architect; appreciation for the sensitivity and understanding demonstrated; support for the due diligence of the City in calculating the fees; appreciation for the public engagement and outreach; support for better bike lanes and a better pedestrian experience; appreciation for the greenspace; well-thought-out truck parking and sound abatement; bike parking; pedestrian engagement; EV parking; public benefit; creating a place that means that people do not have to go to downtown Culver City; and providing walkable solutions.

Vice Chair Barba disclosed that she had met with the developer on two occasions.

Additional discussion ensued between staff and Commissioners regarding space-making; efforts to create inviting spaces for the community; maximizing use of under-utilized land; creation of pedestrian friendly space adjacent to busy streets; traffic; written comments received that were not in support of the project expressing concerns with traffic; the importance of creating housing for new jobs being created; the original proposal vs. the final proposal; the importance of making the process clear; 49 additional units originally proposed but eliminated; the bicycle parking spaces; and development of the Sepulveda corridor.

Chair Sayles reported meeting with the developer.

Further discussion ensued between staff and Commissioners regarding taking advantage of large parcels of land to provide housing; the Housing Element; RHNA numbers; not taking pride in the elimination of units; support for the addition of mobility measures and reduction to parking; the need for similar projects; and the amount of office space included that could be housing.

Discussion ensued between staff and Commissioners regarding the TAP Card condition; the Santa Monica model; the Comprehensive Plan; the applicant proposal to cover TAP cards for one year; applicant agreement to a modification to Condition 10 to include a one year subsidy following issuance of the Certificate of Occupancy at 50% of the subsidy cost or a cash-out bonus for those who use other modes or community options with one subsidy per employee or resident with evidence provided to the City pending a review of language; Public Works fees; nexus items; misleading language regarding what is voluntary; the methodology for calculating the share of costs; prioritizing the provision of bike lanes over other projects in the City; mitigations to CEQA, VMT, and LOS impacts; lack of other projects on the horizon that could support the project; Commission ability to direct staff to further discuss conditions with the applicant prior to City Council consideration; removal of the word voluntary in Condition 24; and concern with open ended language.

Sol Blumenfeld, Community Development Director, indicated that the applicant and staff had agreed to the change in Finding D in Resolution 2021-009 that he read into the record earlier in the meeting; Conditions 17 & 24 regarding Bike Lane Contributions and other circulation improvements to be left in place with Public Works staff directed to refine wording with the applicant prior to the City Council meeting; deletion of Condition 15D, page 70 as the project is vested so it does not apply; applicant agreement to adopt wording in the Comprehensive Plan for the Mobility Condition with TAP cards indicating one TAP card per resident or employee at 50% subsidy for a period of one year; agreement that the City conduct the parking survey related to parking spillover in Heritage Park; costs for parking permits to be borne by the applicant in Condition 72; and conforming TDM measures in Condition 26 to indicate two car share spaces throughout.

Additional discussion ensued between staff and Commissioners regarding additional agreed upon items including conforming the timeline on the entitlements to be three years consistently and deleting subitems 9 and 11 from the Mobility Condition on page 26.

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROJECT WITH CONDITIONS OF APPROVAL AS CLARIFIED TO MEET THE REQUIRED

FINDINGS AND MITIGATE ANY NEW PROJECT IMPACTS IDENTIFIED AT THE MEETING.

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**Public Comment - Items NOT on the Agenda (Continued)**

Chair Sayles invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that Bryan Sanders, who was called to speak earlier, was still not present in the meeting and that no other requests to speak had been received.

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**Receipt of Correspondence**

Ruth Martin del Campo, Administrative Clerk, indicated that no correspondence had been received.

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**Items from Planning Commissioners/Staff**

Sol Blumenfeld, Community Development Director, indicated that he would reach out to Commissioners regarding scheduling a special meeting in September.

Discussion ensued between staff and Commissioners regarding scheduling.

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**Adjournment**

There being no further business, at 11:21 p.m., the Culver City Planning Commission adjourned.

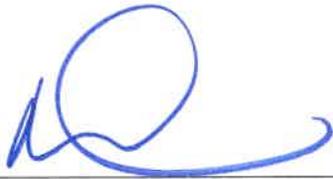
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RUTH MARTIN DEL CAMPO  
ADMINISTRATIVE CLERK of the CULVER CITY PLANNING COMMISSION

APPROVED Sept 29, 2021



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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.



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Jeremy Green  
CITY CLERK

7 OCT 2021  
Date