

REGULAR MEETING
OF THE PLANNING COMMISSION
CULVER CITY, CALIFORNIA

August 14, 2013
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:03 p.m.

Present: Scott Wyant, Chair
Kevin Lachoff, Commissioner
David VonCannon, Commissioner

Absent: Linda Smith Frost, Vice Chair (excused)
Dana Amy Sayles, Commissioner (excused)

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Pledge of Allegiance

Thomas Gorham, Planning Manager, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Action Items

Item A-1

**Workshop to Discuss Proposed Amendments to Zoning Code
Section 17.320.025 - Alternative Parking Provisions -
Creating "Parking Districts" within the Hayden Tract and
Smiley Blackwelder Industrial Areas**

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding the business relationship; offsite lease interests; parking plans for buildings within the district; the construction call summary; cost of construction per square foot; size of the building footprint; Life Cycle cost; locating the automated parking within the building; the potential of a 750 foot wall; safety and security; inclement weather; encouraging growth in the area; alternative parking provisions; the 20-year lease vs. the 10-year lease; the area transition from industrial to creative office; effects of parking requirements on growth; lease terms; the responsibility of securing the parking; length of time to retrieve a car; redundancy; power outages; the potential for enormous growth; parking as the lid on development; intensification of use; transit oriented development; condominiumized parking; the smaller footprint of automated parking; creative office space; converting the spaces; flexible land use; foreseeing the future; increased transit opportunities; and the ability to unwind the ordinance.

Chair Wyant invited public input.

The following members of the audience addressed the Commission:

Rick Solomon discussed the shortage of parking; lost revenue due to parking issues; the inability to convert warehouses into creative office space; parking restrictions; changes to zoning; parking stackers; he questioned the reason that the parking stackers have to be placed in a structure; and he volunteered his property to serve as a trial run for outside parking stackers.

Michael O'Brien, Park Plus, discussed different types of structures; alternative parking provisions; permanent structures; concrete structures; screening; landscaping; technical studies; back up power; mechanical stackers; and examples in other cities.

Discussion ensued between the speaker and Commissioners regarding industry standards; technical information; codes affecting mechanical parking systems; noise of the system when in operation; the hydraulic power pump; and testing a system on Rick Solomon's property.

Paula Zimmerman, Auto Parking Solutions, discussed the use of stackers in a structure; depreciation; condominiumizing; and a new project going up in Playa Vista.

Christopher Allen encouraged the Commission not to over regulate the system; he discussed a new fully automated system in Sherman Oaks; the fact that it is not necessary to enclose the structure in a building; rack structure; mitigation of fire issues; satisfying occupancy codes; encouraging development; noise levels; and he encouraged Commissioners to look at existing systems.

Commissioner Lachoff requested addresses for projects so that Commissioners could visit them.

Alex Trefunivich discussed the need for additional parking; limiting factors in the Hayden Tract; the need for stack parking in the area; the structure being built by Michael Hackman; and the ratio for compact parking.

Dolan Daggett, Eric Moss Architects, representing Samitaur, discussed the broader parking district; appearance; the surrounding environment; the changing dynamic of tenants; parking remotely; transit in the area; providing parking to enable growth; a belief that amenities will follow; extending the changes to the properties directly east of Ballona Creek; a request for additional information on how the covenant would work; and concern that the covenant could act as a cloud on the title.

Kurt Kretschman, Samitaur, asked whether Culver City had the funds to complete the spur.

Sol Blumenfeld, Community Development Director, clarified that the City was not looking to purchase any more property in the Hayden Tract; he discussed bond monies committed to projects; the Hackman parking garage; the commitment of the City at the spur; abutting property owners; owner considerations; management and operation of the parking; City work to organize owners to work collectively to obtain ground leases to create parking opportunities; administration of a community facilities district; long term low interest bond funds to construct parking; and parking solutions for the area.

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Discussion ensued between staff and Commissioners regarding the covenants; termination of use; compact spaces for automated parking; and industry standards.

Discussion ensued between Commissioners and members of the audience regarding reliability of the systems; maintenance; unattended facilities; off-site monitoring; fully automated systems; total operating costs; safety; remote access; submitted comments; existing businesses; distribution of new parking; the availability of land to provide parking; transition of new properties; code required parking vs. market demand parking; scale; the existing radius; concern with receiving information at the last minute; parking district boundaries; walking distances; shuttles; the radius map; parking outside of the City boundary; next steps in the process; scheduling; clarification that Commissioner Sayles can not participate in the hearing; and the offer by Mr. Solomon to test stackers on his property.

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Consent CalendarItem C-1**Meeting Minutes**

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF JULY 10, 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Items from Staff

None.

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Items from Planning Commissioners

Commissioner VonCannon announced a public meeting at Tellefson Park for an expansion of the Chevron station at

Sepulveda and Washington Place on August 27 and he noted that businesses had received notice but not residents.

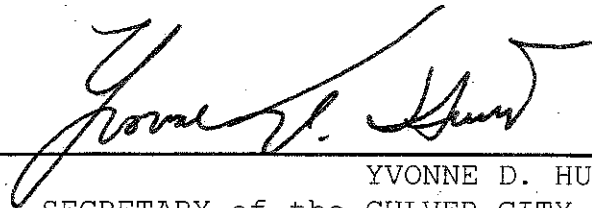
Thomas Gorham, Planning Manager, indicated that he would investigate noticing procedures.

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Adjournment

There being no further business, at 8:55 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, September 11, 2013, at 7:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT

SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____



SCOTT WYANT

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

Date