

REGULAR MEETING OF THE  
PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

June 22, 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 Thomas Gorham.

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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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**Public Hearings**

Item PH-1

Administrative Site Plan Review, P2016-0035-ASPR, and Tentative Parcel Map P2016-0035-TPM, for the construction of a two-story, three-unit condominium development at 3873 Bentley Avenue in the Residential Medium Density Multiple Family (RMD) Zone

Thomas Gorham, Planning Manager, introduced Peter Sun, Assistant Planner.

Peter Sun, Assistant Planner, provided a summary of the material of record.

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

Chair Lachoff invited public comment.

No cards were received and no speakers came forward.

The applicant indicated that he was available to answer any questions.

Discussion ensued between Commissioners, staff and the applicant regarding privacy issues; windows on the second story; incorporation of trees along the side yard; window alignments; adjustment to window placements; landscaping to ensure privacy between the two structures; sustainability features; and green requirements of the City.

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

Discussion ensued between staff and Commissioners regarding the requirement that landscape plans be submitted in color; trash policies for developments of four units and under; concern with the lack of innovation in the architecture; appreciation for the additional housing and the compliance with zoning requirements; inadequacy of the community meeting notes; concern with the sloppiness of the project documentation; dissatisfaction with the design and materials used; concern with inconsistent design language; a suggestion that the project return with improvements to design quality; recent outstanding projects; purview of the Commission; the site plan review; clarification that the Planning Commission is designated as the Design Review Board; compatibility with the neighborhood; willingness of the applicant to make another pass; findings required to approve the site plan review; support for a continuance; compatibility with prevailing setbacks and height; massing of the structure; interior design; and elevations of the project.

The applicant agreed to make adjustments to the project per staff direction.

Additional discussion ensued between staff and Commissioners regarding revised elevations; attention to detail; and a suggestion that the item be continued to a date uncertain.

MOVED BY COMMISSIONER WYANT, SECONDED BY VICE CHAIR VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CONTINUE THE ADMINISTRATIVE SITE PLAN REVIEW P2016-0035-ASPR AND TENTATIVE PARCEL MAP P2016-0035-TPM, FOR THE CONSTRUCTION OF A TWO-STORY, THREE-UNIT CONDOMINIUM DEVELOPMENT AT 3873 BENTLEY AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE TO A DATE UNCERTAIN.

Further discussion ensued between staff and Commissioners regarding a request for the adjoining window line; appreciation to the applicant for being open to Commissioner concerns; and confidence that the project will be able to move forward with improvements.

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Item PH-2

Site Plan Review, P2016-0033-SPR, for the renovation and improvement of an existing eight-story office building at 10000 Washington Boulevard in the Commercial General (CG) Zone

Peter Sun, Assistant Planner, provided a summary of the material of record.

Commissioner Sayles received clarification regarding the reason for the site plan review.

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

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Eric Brown, LBA Realty, provided background on the site and the company.

Serena Winter, Gensler, discussed upgrades to the building; the prominence of the building; opening the façade up for retail on Culver Boulevard; ingress and egress; additional green space; creating an indoor/outdoor experience; the transformation of the ground level of the building; changes to the appearance of the building; the color scheme; and changes to the atrium.

Discussion ensued between staff, Commissioners and project representatives regarding the time frame for renovation; the construction staging plan; parking; minor upgrades to the parking garage; potential tenants; demand; food amenities; the number of people that bike and walk to and from the studios; a suggestion to further exceed the City's minimum requirements and provide additional bicycle parking; applicant willingness to meet demand if it is clear; requirements to upgrade bus stops around the building; review by the City Transportation Department; new buildings vs. improvements; and discretionary actions.

Vic LaMonica indicated that he did not object to the upgrade but he expressed concern with traffic and safety issues; keeping the integrity of the City; the absence of amenities for families; he discussed his business; and he suggested putting in something unique for families to draw people in rather than more restaurants and office space.

Discussion ensued between Commissioners and project representatives regarding the concrete wall along the Culver side; vegetation; public events in the Atrium; tenants; security; open levels in the Atrium; safety concerns; potential reflective issues with the new skin proposed for the outside of the building; graphics panels over the windows; and the retail tenants build-out.

Chair Lachoff disclosed that his mother-in-law lives within 500 feet of the project, and also that he had participated in a program ten years ago with Eric Brown.

Further discussion ensued between staff, Commissioners and project representatives regarding safety concerns with the empty space behind the wall; the loading area; construction phasing; pedestrian connections; building code requirements for pedestrian protection; differentiating the concrete surfaces to delineate the active driveway; Art in Public

Places based on the valuation of the work; and the current piece.

Yvonne Hunt, Administrative Secretary, read a comment card submitted by an audience member who then addressed the Commission.

A member of the audience questioned how long the current redesign was projected to last and whether the park-like area would be open to the public.

Project representatives responded that the objective was to make the project as timeless as possible; the goal of the public area is to make the look and feel of the building more inviting; and that addressing security concerns of the tenant is a priority.

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

Discussion ensued between staff and Commissioners regarding truck routing; support for the improvements; the uninviting nature of the studios; narrow sidewalks; creation of dead zones on prominent boulevards; corporate chains; tenanting; creative independent businesses; sidewalk improvements; size of the business space available; a feeling that the ground floor retail will extend the downtown area; concern that the white color could be too reflective; additional entrances and exits; and appreciation for the open and welcoming design.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1. ADOPT A CATEGORICAL EXEMPTION PURSUANT TO CEQA SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT PROJECT, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT.
2. APPROVE SITE PLAN REVIEW, SPR P2016-0033-SPR, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P007 (ATTACHMENT NO. 1).

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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, discussed upcoming items to be considered at the next Planning Commission meeting.

Discussion ensued between staff and Commissioners regarding opportunities to view parking stackers before that item is considered; updated information on the Culver Studios; and the mansionization item.

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**Items from Planning Commissioners**

None.

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**Adjournment**

There being no further business, at 8:41 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, July 27, 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