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

October 29, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:00 p.m.

Present: Scott Wyant, Chair
John Kuechle, Vice Chair
Kevin Lachoff, Commissioner
Anthony Pleskow, Commissioner
Linda Smith Frost, Commissioner

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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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Public Hearing

Item PH-1

Site Plan Review for a proposed 5-level parking structure with 556 parking spaces and an Administrative Modification for reduced drive aisle widths at 8550 Higuera Street

Sol Blumenfeld, Community Development Director, reported that the City Council had a strong interest in developing parking resources in the Hayden Tract; he discussed land use; a pending purchase agreement with the applicant to obtain an easement for public parking purposes; a proposed text amendment to the parking ordinance; parking restrictions; and automated parking.

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

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

Chair Wyant invited public comment.

The following members of the audience addressed the Commission:

Jim Sir, Applicant Representative, provided a slide presentation on the proposed project.

Trevor Abramson, Abramson Teiger Architects, discussed architectural elements of the project.

Marco Morosini discussed the artist and materials used.

Jim Sir reported receipt of letters of support from neighbors.

Discussion ensued between staff and Commissioners regarding provisions for bicycle parking; vertical elements; exterior staircases; the screen element; and proposed materials.

Yvonne Hunt, Administrative Assistant, read a written comment into the record submitted by:

Jeff Palmer

Rick Solomon, neighbor, expressed concern with the height of the building and the leasing arrangements.

Discussion between the speaker, staff and Commissioners ensued regarding the elevator; the height limit; leasing arrangements; parking provisions; and next steps in the process.

MOVED BY COMMISSIONER SMITH FROST, SECONDED BY VICE CHAIR KUECHLE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding lighting quality; the elevator tower; the stairs; concern with areas not depicted in the rendering; screening; liability concerns; aisle width; administrative modifications; public parking spaces; and additional wording under the last two conditions in the resolution.

Sol Blumenfeld, Community Development Director, read proposed changes to wording for the last two conditions indicating that the public parking is the non code required parking which would be used by the public in a transient or long term basis.

Jim Sir discussed parking code requirements; marketplace requirements; the transit system; and actual use.

Discussion ensued between staff and Commissioners regarding surplus parking; proposed changes to the parking ordinance; Condition 59; separating non-building related parking from developer controlled parking; and distinguishing between public parking and required parking.

Discussion ensued between Commissioners, staff and Jim Sir regarding the developer proposal to have all garage parking spaces behind a gate for monthly parking; effectively dealing with offsite parking; control measures; differences in parking use if the City has an interest in the project; the ability to track parking; surface parking; parking designations; meeting parking requirements within the district; the proposed parking ordinance; the intent to determine where the parking resources will wind up; establishing a long-term lease agreement; whether the applicant or the City controls the parking spaces; the lease interest of the City; the pending Hayden Tract ordinance; the administrative modification; what constitutes the drive aisle; off-street queueing; accessing the parking structure; inconsistencies with the rendering; support for various aspects of the project; review by Public Works; the amount of time for each car to enter the parking structure; the transponder; the second parking entrance; concern with issues that could arise with non-payment of parking fees; the extended wall on the north east side; the lighting plan; the plan check process; using the Sony garage as a model; the air handling system; modifying the screening; air ventilation requirements; screening issues with above grade structures; code compliance issues; clarification that the building code trumps requirements; concern that changes to the current design will be necessary to meet code requirements; whether the stairs need to be enclosed; and the elevator finish.

MOVED BY COMMISSIONER PLESKOW, SECONDED BY VICE CHAIR KUECHLE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE SITE PLAN REVIEW, SPR P-2012134 AND ADMINISTRATIVE MODIFICATION, AM P-2012133; SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2012-P014 (ATTACHMENT NO. 4) AND SUBJECT TO PREVIOUSLY DISCUSSED CONDITIONS AND THOSE WITH RESPECT TO CONDITIONS 59 AND 60.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT A CATEGORICAL EXEMPTION FINDING BASED ON THE PROJECT'S COMPLIANCE WITH CEQA CLASS 32 IN-FILL EXEMPTION CRITERIA THEREBY DETERMINING THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

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Consent Calendar

Item C-1

Meeting Minutes: September 12, 2012 and October 4, 2012

MOVED BY COMMISSIONER PLESKOW, SECONDED BY COMMISSIONER SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF SEPTEMBER 12, 2012.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF OCTOBER 4, 2012.

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Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming meetings and agenda items.

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Items from Planning Commissioners

None.

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Adjournment

There being no further business, at 8:16 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Monday, November 28, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

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12/12/12

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 12-12-12

SCOTT WYANT
CHAIR of the CULVER CITY PLANNING COMMISSION
City of 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, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole — Date
CITY CLERK