

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

March 12, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:01 p.m.

Present: Scott Wyant, Chair
Linda Smith Frost, Vice Chair
Kevin Lachoff, Commissioner
Dana Amy Sayles, Commissioner
David VonCannon, 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 Wyant invited public input.

There were no cards and no speakers came forward.

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Public Hearings

Item PH-1

**Tentative Parcel Map No. 72550, TPM P-2014026, for the
Creation of a Two-unit Condominium Subdivision at 3440
Caroline Avenue**

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

Thomas Gorham, Planning Manager, reported that since the development is a condominium air space unit there would be CC&Rs, a Homeowners Association would need to be formed, and that would need to be added as a condition of approval.

Discussion ensued between Commissioners and staff regarding age of the existing structure; other corresponding zones in the plan use designation; clarification that the parcel size remained the same, the parcel would remain a one-lot subdivision but with two airspace units, and the two units would be sold owner-occupied; the CC&Rs; public notice; comment from the neighborhood; and air space lots vs. single building subdivisions.

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

Chair Wyant invited public input.

The following members of the audience addressed the Commission:

Giovanni Quintero, architect, provided an overview of the project.

Jeff Shane discussed support from the neighbors noting that the end result would look like two separate houses on a lot.

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

Discussion ensued between staff and Commissioners regarding support for the project; minimum lot size; the building permit process; creating two rental units; ownership; the additional condition; upgrading the neighborhood; the process; and breaking a stalemate in the CC&Rs.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2014-P006.

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Item PH-2

**Comprehensive Plan Amendment No. 6 for The Culver Studios,
located at 9336 Washington Boulevard, to permit new
development on the studio site in two phases**

Thomas Gorham, Planning Manager, reported that new ownership at Culver Studios has requested to return to the Commission with a modification to the Comprehensive Plan with their proposed development plan.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY VICE CHAIR SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CONTINUE CONSIDERATION OF THE COMPREHENSIVE PLAN AMENDMENT NO. 6 WITH CULVER STUDIOS TO A DATE UNCERTAIN.

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Action Items

Item A-1

**Invitation to the Planning Commission to Provide Comment
during the City's Fiscal Year 2014/2015 Budget Process**

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

Chair Wyant received clarification regarding feedback to the City Council.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY COMMISSIONER LACHOFF, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF FEBRUARY 12, 2014.

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Items from Staff

Thomas Gorham, Planning Manager, provided an update on upcoming meetings noting that Sony would be inviting Commissioners to tour the lot, but he noted that no more than two Commissioners could attend at one time.

Discussion ensued between staff and Commissioners regarding the April 23 meeting and Culver Studios.

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Items from Planning Commissioners

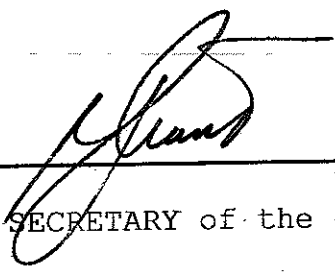
None.

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Adjournment

There being no further business, at 7:33 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, April 9, 2014, at 7:00 p.m. in the Mike Balkman Council Chambers.

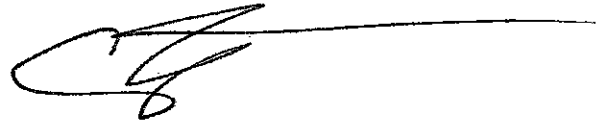
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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

6-11-14



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
Martin R. Cole
CITY CLERK

16 JUN 2014
Date