

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

November 14, 2018
7:00 p.m.

Call to Order & Roll Call

Chair Ogosta called the regular meeting of the Culver City Planning Commission to order at 7:05 p.m.

Present: Ed Ogosta, Chair
Andrew Reilman, Vice Chair
Kevin Lachoff, Commissioner
Dana Sayles, Commissioner, AICP
David Voncannon, Commissioner

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Pledge of Allegiance

Michael Allen, Planning Manager, led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Ogosta invited public input.

No cards were received and no speakers came forward.

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Presentations

None.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Minutes for September 12, 2018

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MINUTES FOR SEPTEMBER 12, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, REILMAN, VONCANNON
NOES: NONE
ABSTAIN: SAYLES

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Item C-2

Approval of Draft Planning Commission Minutes for September 26, 2018

Commissioner Sayles asserted that the minutes format prevented the conversation from being captured well.

Discussion ensued between staff and Commissioners regarding standard meeting minutes format and intent.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MINUTES FOR SEPTEMBER 26, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, SAYLES, VONCANNON
NOES: NONE
ABSTAIN: REILMAN

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC: Consideration of Zoning Code Amendment P2018-0223-ZCA, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.260 - Overlay Zones, as it relates to establishing a new overlay district for the Culver Crest Neighborhood

Discussion ensued between staff and Commissioners regarding the need to continue the meeting to a date certain; the continuation of the John Kaliski & Associates (JKA) report; efforts to advance a building code amendment for consideration with the hillside zoning code amendment which will not get to the City Council until January; a suggestion to continue the matter to the January Planning Commission meeting; and timing.

MOVED BY COMMISSIONER SAYLES, SECONDED BY VICE CHAIR REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING REGARDING ZONING CODE TEXT AMENDMENT P2018-0223-ZCA TO JANUARY 9, 2019.

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Item PH-2

PC: Consideration of Zoning Code Amendment P2018-0191-ZCA Relating to Event Centers, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 - Commercial District Land Uses and Permit Requirements, Section 17.230.015 - Industrial District Land Uses and Permit Requirements, Section 17.260.035 - East Washington Boulevard Overlay, Section 17.320.020 - Number of Parking Spaces Required, Section 17.520.010 - Applicability, Section 17.520.015 - Allowed Temporary Uses, Special Events, and Temporary Events, Section 17.520.035 - Development and Operating Standards, and Section 17.700.010(C) - Definitions

William Kavadas, Assistant Planner, provided a summary of the material of record and provided read-in edits for Exhibit A.

Discussion ensued between staff and Commissioners regarding clarification on the edit under Applicability, Exempt

Activities, Number 6 changing wording to events held in event centers as defined in the title and approved by the Culver City Planning Division; impacts to churches and houses of worship; building code compliance; events as ancillary to the primary use; the timeframe for rectifying issues; amortizing uses; establishing benchmarks for code complying event centers; no longer allowing special event permits for non-compliant businesses; clarification regarding definitions; adding insight into the intent of the section; art galleries; the 12 permit per year special event permit limit; the need for code compliance; building and safety requirements; parking requirements; varying requirements related to square footage and the number of occupants; primary use; requirements to achieve event center status; non-conforming uses; emergency services; implications for day-to-day gallery operations; the need to update the business license to an event center in order to hold more than 12 events per year; the East Washington Overlay Zone; Conditional Use Permits vs. Administrative Use Permits; discretionary action; indoor amusement and entertainment facilities; entertainment centers; concern with process and making things cost prohibitive; enforcement; revocation of permits; event centers vs. locations with special events; exclusion of the CN zone; accommodating small neighborhood galleries; addressing safety and nuisance issues with special events; bringing facilities up to code; parking; primary use vs. secondary use; being held to the higher parking standard at all times; management of spaces for events; alternative parking solutions; the responsibility of the business operator to manage parking; concern with creating unintended consequences; subjecting primary uses to secondary parking standards; the requirement to provide sufficient event parking; sub-750 square foot spaces with monthly events; taking subjectivity and ambiguity out of the process; clarification that minimum parking requirements can use alternative parking provisions; adding wording to indicate the provision of off-street parking in accordance with alternative parking provisions; accessory use; segregation of the space within another space; clarification that event space applies to the building, not a particular space; adding clarity; identifying usage; exterior spaces; requirements to conduct events in an interior space; public open space vs. private open space; the mix of activities; shared parking between the uses; addressing conflicts with other aspects of the business operation; calculating parking based on the size of the assembly area; hospitality; industrial; mezzanines;

required five-year leases with options to extend; complaints; abusing the permit; the fire watch; use of Fire Department resources; temporary permit fees; addressing collateral issues; external activities that allow a business to operate beyond the 12 events within a year; conflicts with the code; bringing restrooms up to building code; providing temporary facilities; a suggestion to add wording to specify conformance with all applicable building and fire code requirements, "for assembly use" under subsection C of the Development and Operating Standards, item number 1; and adding clarification that even special events under 12 per year must comply by adding wording under subsection B of Allowed Temporary Uses, item 1a, to indicate "...shall be parked as event centers as proscribed in chapter 17 320.020..." to clarify the special events under 12 per year still need to provide the 1 per 35 for the assembly area and eliminate the case by case basis.

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

Chair Ogosta invited public comment.

The following member of the audience addressed the Commission:

Adam Harriman indicated that he was available to provide insight into the process as his business regularly hosts ancillary events.

Discussion ensued between Mr. Harriman and Commissioners regarding challenges associated with special events; noise issues; neighborhood concerns; ensuring that valet parking is run well; frequency of events; afterhours events; code compliance; parking; and increased use of Uber and Lyft.

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

Commissioners Lachoff and Sayles disclosed for the record previous conversations with Mr. Harriman.

Discussion ensued between staff and Commissioners regarding support for keeping people safe; separating the definition of an art gallery from an event center; concern that the

threshold of 12 events per year for an art gallery is too low; support for allowing art galleries in CN zones; neighborhood retail; good neighborhood usage; concern with creating a hardship for art galleries and driving them out; costs associated with becoming code compliant; large event centers; the intent of the Fire Department not to allow any more than 12 events per year; the current code; the intent to codify the code, not make it more restrictive; the current code as it relates to art galleries; clarification that art galleries are considered a retail use; the 50 person limit; a request for additional information to Commissioners from staff; nuisance issues; ensuring that art galleries are not defined as event centers; the small number of art galleries that own their buildings; the large number of spaces for the Fire Department to monitor with the allowed number of times per year; economic development; working to preserve galleries; concern with putting people at risk by not being compliant; changes to the event center definition; a suggestion to address the matter in the first quarter so that galleries drawing permits can plan; costs; and fire code requirements.

Michael Allen, Planning Manager, read the agreed upon changes including:

- Leaving in language that indicates: opening receptions for art galleries in Exhibit A, Chapter 17.520 Temporary Use, Special Event and Temporary Event Permits under section B-4
- Proposed language for 6: "Events held in event centers as defined in this title and approved by the Culver City Planning Division."
- Adding language to indicate that: "Special events under 12 per year shall be parked as event centers as prescribed in Section 17.320.020" into the parking section of item B1a under Entertainment and Assembly Events
- Striking subsection 2 Art Galleries, from the text amendment subsection C1: "Conformance with all applicable building and fire code requirements for assembly use including but not limited to egress, seismic retrofitting and restrooms."

- Striking the proposed language in the second half of the paragraph under Event Centers that describes art galleries greater than 750 square feet.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2018-P010 AS AMENDED RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING CODE TEXT AMENDMENT P2018-0191-ZCA RELATED TO EVENT CENTERS.

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Item PH-3

PC: Consideration of a Zoning Code Text Amendment, P2018-0186-ZCA, Amending the Zoning Code as it Relates to the Standards and Requirements for Electric Vehicle Parking, Compact Parking, and Reduced Parking Requirements Approved by City Council Resolution in Culver City Municipal Code (CCMC) Chapter 17.320 - Off-Street Parking and Loading

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

Commissioner Sayles expressed concern that the proposal did not reflect what had been previously discussed.

Discussion ensued between staff and Commissioners regarding whether the 10% was of the 20% or of the total; the intent of the Commission that 10% be fully installed, 10% ready, and 80% non-EV; guest parking; concern that it would be onerous to require 1+1 in certain circumstances; concern that a four unit project that previously only required one space would now be required to have two; concern with precluding utilization of the space by a regular car; not requiring a charger for a small project; understanding where the threshold is at which the second car comes in and how that would be treated; concern that if only one space is required, it be EV ready; changing the section to indicate that the EV ready requirement shall be applied first; staff agreement to correct labelling on table 3; agreement that the full EV charging station requirement should be 10% rather than 2%; clarification that 10% should be EV ready and 10% should have EV chargers; and CalGreen requirements.

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

Chair Ogosta invited public comment.

No cards were received and no speakers came forward.

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

Discussion ensued between staff and Commissioners regarding satisfaction of the condition for residential vs. non-residential; the uncertainty of changing technology; meeting carbon neutrality goals set forth by the governor; meeting power demands; peak periods; the need to charge cars at work; the need for both residential and commercial; finding the right balance; demand; requirements for commercial vs. residential; impacting the parking ratio for the building; the importance of providing the infrastructure; meeting demand; a project that could not meet requirements due to the inability to get enough power; concern with imposing onerous requirements; costs to upgrade service; service provider responsibility to meet the service demand of the project; plan review; project design; required wiring; EV infrastructure; CalGreen tiers; concern with counting electric car parking spaces when a majority of the population cannot use them; throwing off the parking ratio for the building; and pricing of the chargers vs. costs to charge at home.

Gabriela Silva, Associate Planner, summarized agreed upon changes pertaining to the multi-family residential section of the EV parking amendments:

- Under 01a, quantity of EV ready spaces would be changed to 10% of the required parking spaces
- Subsection b the quantity of full EV chargers would be 10% of the required amount of spaces
- Subsection d, after the first sentence where the number of required guest spaces is less than the cumulative minimum number of required spaces, the EV ready requirement shall be applied first.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2018-P008 AS AMENDED RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING CODE TEXT AMENDMENT P2018-0186-ZCA RELATED TO ELECTRIC VEHICLE, COMPACT PARKING, AND REQUIRED PARKING STANDARDS.

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Action Items

None.

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Public Comment for Items Not on the Agenda

None.

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Receipt of Correspondence

None.

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Items from Planning Commissioners/Staff

Michael Allen, Planning Manager, reported that the item scheduled for the December meeting had been continued to January and there were no other items planned for that meeting, and he noted that due to scheduling conflicts, he had been unable to make the summer tour of projects happen but he would keep trying to schedule a tour in the future.

Discussion ensued between staff and Commissioners regarding potential dates to schedule a tour of projects; scheduling the tour during business hours in order to see businesses while they are operational; agreement to hold the tour on March 8; and the intent to hold a good discussion with the entire Commission; request to include One Culver in the tour of projects.

Vice Chair Reilman reported that Chair Ogosta had recently been recognized by the National Magazine and the local AIA LA Design Awards as the winner of the Emerging Practice award.

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Adjournment

There being no further business, at 9:21 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 9, 2019, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

ED OGOSTA
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.

Jeremy Green
CITY CLERK

Date