

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

June 11, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:00 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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Action Items

Item A-1

Comprehensive Plan Conformance Review CPCR P-2014032, for Sony Pictures Entertainment for the proposed construction of an eight story 218,450 square foot Office Building, a 51,716 square foot Production Service Building and expansion of an existing Parking Structure located at 10202 Washington Boulevard

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Responding to inquiry, John Wiedner, Gensler, discussed regional and governmental code compliance.

Additional discussion ensued between staff, Commissioners and Sony representatives regarding automated parking; the text amendment; timing; the bicycle racks; bicycle usage within the studio; appreciation to Sony as a corporate citizen and community partner; extra parking spaces; historical references in the design; conformance with the comprehensive plan; charging stations for electric cars; appreciation for the articulation on Overland; a resident inquiry as to whether a green screen would be added to other exterior areas of the building; and the art deco design.

Thomas Gorham, Planning Manager, read a written comment from:

Wendy Binder

Discussion ensued between staff and Commissioners regarding lighting issues; light pollution; compliance with lighting requirements in the Comprehensive Plan; trees that mitigate light issues; air and circulation requirements; and wattage.

Hector Flores expressed opposition to the skyscraper; discussed proximity to single family homes; traffic figures; the number of workers in the building; the Expo Line; building placement; landscaping; zoning changes; height exceptions; property values; compensation; increased traffic; parking; neighborhood intrusion; pollution; CO2 emissions; impacts to residents; and setbacks.

Discussion ensued between staff and Commissioners regarding the project as part of a plan approved in 1993; property values; previous complaints about development; Sony as a good neighbor; cutaways; setbacks; consistency with the intent of the original approval; trip generation; parking issues; mitigations provided; improvements to Overland Avenue; accommodating new traffic circulation; neighborhood parking restrictions; a six month analysis of the effectiveness of improvements; and additional mitigation measures if necessary.

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Discussion ensued between Commissioners and staff regarding special conditions and standard conditions; the high speed turn off; monitoring the upkeep of landscaping; property maintenance provisions; code enforcement; the Landscape Maintenance Agreement; and Administrative Citations.

MOVED BY COMMISSIONER LACHOFF, SECONDED BY COMMISSIONER VONCANNON 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:

Pedro Lopez, Westside Brake and Tire, thanked staff for their help with the application and introduced his daughter who indicated that she and her brother intended to run the business.

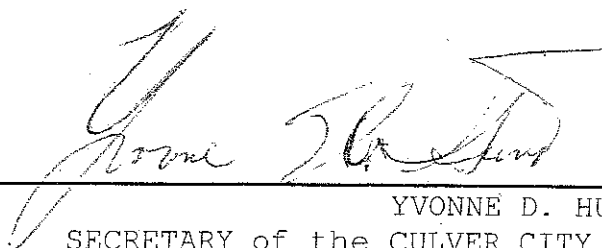
Discussion ensued between staff and Commissioners regarding the description of the business and hours of operation.

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

Discussion ensued between staff and Commissioners regarding a feeling that the project would be an improvement; the architectural design; the number of traffic movements; Conditions 8 and 68 in the Conditions of Approval; parking; keeping cars onsite; not using the on-street meters and reflecting that in the Conditions; using the quietest tools possible; neighbors and noise considerations; appreciation for the upgrades to the property; retail pedestrian use; interconnecting Culver Crossroads; encouragement to keep landscaping well maintained and use drought tolerant plants; and support for family owned businesses.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT THE RESOLUTION APPROVING THE CONDITIONAL USE PERMIT.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

8/13/14

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