

REGULAR MEETING OF THE  
PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

September 28, 2016  
7:00 p.m.

**Call to Order & Roll Call**

Chair Voncannon called the meeting of the Planning Commission to order at 7:00 p.m.

Present: David Voncannon, Chair  
Kevin Lachoff, Commissioner  
Ed Ogosta, Commissioner

Absent: Dana Amy Sayles, Vice Chair  
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 Voncannon 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, P2016-0121-ASPR and Tentative Parcel Map, P2016-0121-TPM, for the construction of a two-story, four-unit condominium development at 4180 Duquesne Avenue in the Medium Density Multiple Family Residential (RMD) Zone

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

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON  
NOES: NONE  
ABSENT: SAYLES, WYANT

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Caesar Aguilar, Aero Collective, Architect, provided a presentation on the project; discussed context; changes to the project at the request of staff; the community meeting; privacy concerns at the rear of the property; mitigation; reductions to rooftop decks; use of landscaping; parking; access; details about the individual units; and rooftop access.

Discussion ensued between Commissioners and Mr. Aguilar regarding the height of the wall between the roof decks; condensing units; penthouse and height limitations; existing street trees; energy efficiency considerations; the Green Building Code; bicycle racks; electric car charging; and photovoltaic requirements.

Rich Waters expressed concern with traffic and privacy; landscaping; and low cost housing.

Sol Blumenfeld, Community Development Director, discussed categorical exemptions and market rate housing.

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MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

Additional discussion ensued between staff and Commissioners regarding guidelines for rooftop decks and privacy; setbacks; side yard setbacks; Commission discretion to create larger setbacks; the review process; sightline studies; impacts on adjoining properties; adding a condition to conduct a sightline study; support for the parking gate and onsite parking; the construction management plan; offsite parking; porta potty placement; Regional Housing Needs Assessment numbers and increasing housing stock; the dedication for the future expansion of Duquesne Avenue; bicycle racks; garage parking; and adding electric vehicle chargers.

MOVED BY CHAIR VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2016-P013, APPROVAL OF THE PROJECT WITH THE CONDITIONS OF APPROVAL INCLUDING THE SIGHTLINE SURVEY, ADDITIONAL BIKE RACKS, AND INFRASTRUCTURE FOR ELECTRIC CAR CHARGERS FOR EACH UNIT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

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Item PH-2

Administrative Site Plan Review, P2016-0120-ASPR and Tentative Parcel Map, P2016-0120-TPM, for the construction of a two-story, four-unit condominium development at 4034 La Salle Avenue in the Medium Density Multiple Family Residential (RMD) Zone

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

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Andrew Crane, Aero Collective, Architect, provided a presentation on the project; discussed proximity to the downtown area; the walkable nature of the area; townhomes vs. apartments; project orientation; reinforcing the pedestrian nature of La Salle Avenue; privacy; urban infill; providing a buffer for the neighbors; changes to the project; the community meeting; window alignment; distance between windows; plant materials to screen; bicycle storage; garages; parking; scale of the neighborhood; roof decks; maximizing planting along the southern property line; roof deck screening; safety of barbecues on the roof deck; the pending lawsuit against the client; and clarification that Joseph Montoya acted as a consultant and worked for the City in the Planning Department.

Barbara Hope expressed concern with privacy; noise and smell associated with roof barbecues; the removal of trees and landscape; size of the project; the construction schedule; parking issues; and the pending lawsuit.

Rich Waters discussed his experiences on Lincoln Avenue; the shadow effect; landscape suggestions; and privacy mitigations.

Discussion ensued between Mr. Crane, staff and Commissioners regarding the individual garages; bicycle racks and storage; landscaping with a drought tolerant palette; privacy; sight line studies; clearances around the building to incorporate plantings; and height limitations for walkway clearance.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON  
NOES: NONE  
ABSENT: SAYLES, WYANT

Discussion ensued between Commissioners regarding using garages for cars; garage door style; construction parking; porta potty placement; electric car chargers; the sightline study; the distance between the roof edge and the deck; appreciation for the public comment; evoking residential features of the existing houses; and concerns with the barbecue feature.

Andrew Crane, Aero Collective, indicated that the design was an attempt to control the placement of the barbecue to ensure safety rather than having residents place a barbecue anywhere they chose to; he discussed Building and Safety inspections; he felt barbecues were an important feature of the project and important to control; and he received clarification that the City wanted infrastructure provided to allow tenants to easily install their own car chargers.

Additional discussion ensued between staff and Commissioners regarding odors associated with barbecues; impacts to the neighbors; a suggestion to ban barbecues from rooftop decks; regulation of rooftop decks; requiring the installation of fire extinguisher casing adjacent to the rooftop barbecue; appreciation for the project narrative; the contemporary style of the design; adding to the housing stock; infrastructure for car charging; bicycle racks; the sightline study; and planting along the side yards for screening.

Andrew Crane discussed water consumption calculations.

Further discussion ensued between staff and Commissioners regarding direction to the landscape architect to work with City staff.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION:

1. ADOPT CLASS 3 AND CLASS 15 CATEGORICAL EXEMPTIONS FOR THIS PROJECT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES; AND SECTION 15315, MINOR LAND DIVISIONS.

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2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2016-0120-ASPR AND TENTATIVE PARCEL MAP, P2016- 0120-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P014 (ATTACHMENT NO. 1) WITH ADDITIONAL ITEMS AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

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Item PH-3

Consideration of a Zoning Code Text Amendment (P2016-0149-ZCA) Amending Zoning Code Section 17.320.020 - Number of Parking Spaces Required, Table 3-3B - Proposed amendments related to restaurant parking

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

Discussion ensued between staff and Commissioners regarding the backstory and triggering event for the item; changes occurring in the downtown area; the effects of having restaurants without parking; the revitalization of West Washington; gap loans and commercial rehab loans; public improvement; spurring reinvestment; unintended consequences; spillover parking in neighborhoods; parking districts; current parking requirements; restaurants that are grandfathered in; concern with the rest of the City; the map of identified commercial revitalization areas; taking a comprehensive approach now rather than being reactive later; areas that have gotten on their feet and no longer need assistance; the Tilden Terrace Project; providing similar incentives; the lack of soft good retail in the City; self-driving cars; and expanding the map.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

Chair Voncannon invited public comment.

The following member of the audience addressed the Commission:

Eric Simms, Downtown Business Association, discussed an article in L.A. Magazine regarding restaurant closures in Culver City that neglected to mention the seven new restaurant locations added in the City; he expressed support for the item noting that the City is over supplied for restaurants; he asserted there is no need for additional incentives for small restaurants in the City, especially tied to parking; he discussed employee parking; regional chains; investment in the community; trash generation and parking requirements for small restaurants; reinventing a classic downtown neighborhood vs. being a food court; high quality destination restaurants; and creating an environment where restaurants invest in the City and thrive.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON

NOES: NONE

ABSENT: SAYLES, WYANT

Discussion ensued between staff and Commissioners regarding limiting the downtown area; other areas in the City; the visioning process with Fox Hills; Commission options; the Tilden Terrace area; the Culver Crossroads project; clarification regarding omissions on the map; recommendations to expand the area; City Council consideration; the areas that need additional revitalization; whether goals have been met; input from neighbors on the issue; walkability; consideration of different areas in the City; clarification that the code would not be changed, rather the resolution would be amended; consideration of a new map; concern with discouraging new restaurants; concern with landlords subdividing larger spaces into two smaller spaces; less desirable types of businesses coming in; code enforcement; parking requirements for retail businesses; establishing an alternative code with an authorized resolution; permit parking; areas to include in the commercial revitalization

designation; and agreement that staff would furnish a draft before the amendment goes before the City Council.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION: RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS AND EXPAND AREAS SHOWN ON THE EXHIBIT IN THE DRAFT COMMERCIAL REVITALIZATION RESOLUTION

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON  
NOES: NONE  
ABSENT: SAYLES, WYANT

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Item PH-4

Consideration of a Zoning Code Text Amendment (P2016-0077-ZCA) Amending Zoning Code Section 17.320.025 - Alternative Parking Provisions - Proposed amendments to allow automated and semi-automated parking in Commercial and Industrial Zones

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

Discussion ensued between staff and Commissioners regarding pending projects where the text amendment could be a consideration; visiting an operating site; whether there are time constraints; scheduling; implementation of automated parking in industrial areas; stackers; noise; Commission review; technical studies; queueing; screening; Site Plan Review; Conditional Use Permits; agreement to continue the item until after Commissioners can make a site visit; history behind the issue; the parking analysis; the Hayden Tract; and the pilot program.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION CONTINUE THE ITEM TO THE OCTOBER 26, 2016 PLANNING COMMISSION MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, VONCANNON  
NOES: NONE  
ABSENT: SAYLES, WYANT

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**Public Comment for Items Not on the Agenda**

Chair Voncannon 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 Director, discussed scheduling and items to be considered at upcoming meetings.

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**Items from Planning Commissioners**

Chair Voncannon asked about a series of classes available from the American Planning Association for non-planners on planning commissions; reimbursement; and group rates to become members.

Discussion ensued between staff and Commissioners regarding support for the idea; interest in specific classes; APA training; general training; membership; and budgeted monies.

Commissioner Lachoff discussed an automated parking system in Santa Monica.

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**Adjournment**

There being no further business, at 9:19 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, October 26, 2016, at 7:00 p.m.

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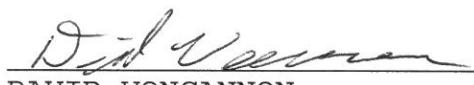


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YVONNE D. HUNT  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

9/28/16

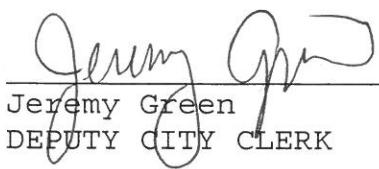


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DAVID VONCANNON

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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Jeremy Green

DEPUTY CITY CLERK

Date

3 Nov 2016