ATTACHMENT NO. 5

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

June 8, 2022
7:00 p.m.

Call to Order & Roll Call

Chair Sayles called the regular meeting of the Culver City Planning Commission to order at 7:05 p.m. in Council Chambers and via Webex.

Present: Dana Sayles, Chair*
Nancy Barba, Vice Chair
Jennifer Carter, Commissioner
Ed Ogosta, Commissioner
Andrew Reilman, Commissioner

*Chair Sayles recused herself from Item PH-3 and exited the meeting at 8:37 p.m.

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Pledge of Allegiance

Sol Blumenfeld, Community Development Director, led the Pledge of Allegiance.

Chair Sayles discussed ground rules for the meeting and procedures for participation; noted that the Commission does not have access to comments in the chat from those participating from home; and she received clarification from staff on help available for those requiring assistance.

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Public Comment - Items NOT on the Agenda

Chair Sayles invited public comment.

The following member of the audience addressed the Commission:

Karim Sahli discussed comments made by Vice Chair Barba and Commissioner Carter on the Parking Minimums Survey at the last Commission meeting; concerns of discrimination voiced by ultra conservatives at the City Council meeting; criticisms of previous surveys; policies to exclude others; concerns with surveys playing a certain narrative; finding another way to assess what all residents want; and he expressed support for the actions of the Planning Commission.

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Receipt of Correspondence

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes for April 27, 2022

MOVED BY VICE CHAIR BARBA AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MEETING MINUTES FOR APRIL 27, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA
NOES: NONE
ABSTAIN: REILMAN, SAYLES

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Order of the Agenda

No changes were made.

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Public Hearing Item

PC - Consideration of a Five Unit Condominium Subdivision at 3906 Huron Avenue in the Residential Medium Density (RMD) Zone (Project)

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding parking requirements; accessible guest parking spaces; and SB (Senate Bill) 8 replacement.

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

Chair Sayles invited public input.

The following members of the public addressed the Commission:

Aaron Brumer, Aaron Brumer and Associates Architects provided a presentation on the project.

Discussion ensued between the architect, staff, and Commissioners regarding the design of the window frames; reducing empty articulation; materials; consistency; simplicity; wrapping the wood material; the downspouts; and the applicant indicated willingness to take Commission comments into consideration.

Ryan Bergstrom indicated living on the block; discussed parking impacts; parking spaces lost with a school safety project; a recent traffic study conducted in the area; and he requested permit parking in the area.

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

Discussion ensued between staff and Commissioners regarding applicability of SB 8; compliance; the transitioning neighborhood; the need to speak with Gabe Garcia about parking permits; Planning Commission purview; implementation of recommendations regarding minor aesthetics; the need for Commission agreement to the changes; incorporation of recommendations into Conditions; parking provided; individual

preferences; concern with imposing costly conditions; design priorities; improving the project without slowing it down; the vetting process for discretionary projects; internal review; conformance; neighborhood consistency; lot coverage; window placement; internal departmental review; addressing special concerns; staff agreement to provide the Planning Commission with a copy of multi-family and mixed use projects specifically elevations moving forward; approving the project with a condition to streamline the architecture; addressing the window frames; collaboration with staff to minimize the appearance of the downspouts; concern with micro-managing the design; and SB 8 verification as Condition of Approval.

Commissioner Carter moved to approve the project as presented with verification of SB 8 as a Condition of Approval. The motion died due to lack of a second.

Further discussion ensued between staff and Commissioners regarding the process; the staff report for the City Council; project design; purview; determination not to impose a Condition regarding design of window frames; and tracking changes.

MOVED BY COMMISSIONER OGOSTA, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1) ADOPT OF A CLASS 3, CATEGORICAL EXEMPTION AND APPROVE AN ADMINISTRATIVE SITE PLAN REVIEW P2021-0316-ASPR, SUBJECT TO THE CONDITIONS OF APPROVAL STATED IN THE PROPOSED PLANNING COMMISSION RESOLUTION; AND,

2) RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE TRACT MAP NO. 083810, P2021-0316-TTM, SUBJECT TO THE CONDITIONS OF APPROVAL STATED IN THE PROPOSED PLANNING COMMISSION RESOLUTION INCLUDING SUBMISSION OF SB 8 DOCUMENTATION, MINIMIZING THE APPEARANCE OF THE DOWNSPOUTS, AND SIMPLIFICATION OF SIDE ELEVATION AND MATERIALS.

Responding to inquiry, William Kavadas, Assistant Planner, indicated that he would provide information to the public speaker regarding permit parking.

Chair Sayles indicated the need to recuse herself from Item PH-3.

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Item PH-2

PC - Consideration of a Site Plan Review and Administrative Use Permit for the Construction of a 4-Story, 11,100 Square Foot Office Structure with At-Grade Parking at 12300 Washington Boulevard (Project)

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding clarification that there are no circumstances related to the Market Hall project that could affect the proposed project; commercial vs. residential projects; issues affecting timing; iterations of plan review; and departments involved.

MOVED BY VICE CHAIR BARBA, SECONDED BY COMMISSIONER OGOSTA AND UNAIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Sayles invited public input.

The following members of the public addressed the Commission:

Adrien Forney, Office of Design and Architecture, provided a presentation on the project, and, responding to inquiry, he indicated that the expected tenants would be creative office.

Karim Sahli discussed community meeting attendance during a pandemic; the title of the project; the outdated car-centric design to accommodate parking; requested usage; the mandate to provide 3,000 housing units within the next eight years; vacant office space in the City; the need for housing; he proposed requiring housing in all new projects; he wanted to see less car parking and additional, permanent, protected bike parking; and he asserted that the non-permanent parking provided served no one and was a waste of space.

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

Discussion ensued between staff and Commissioners regarding frustrations with not having a safe place to park a bicycle; a request to move forward requirements to encourage mixed-use on the corridors; bringing a needed daytime customer base

to the area; parking elevation; location of long-term and short-term bicycle parking; number of bicycles accommodated; appreciation for the clearly defined project; the concept and diagram explaining the design and elevation; respect for the neighborhood; appreciation that the design does not balloon to fill the entire zoning envelop; adequate screening of at-grade parking; dingbats; appreciation for the thought that went into the design; the project as an example of the standard for projects approved by the Commission; making Washington Boulevard a transit corridor; use of more active transportation; appreciation that the project did not put in more than the required amount of parking; Commission purview; the inability to impose mixed-use; encouragement to explore additional bicycle parking; clarification that the project is solar-ready; support for the divided light windows; appreciation that the project has gone one step further to support active transportation; the interplay been the project and the Market Hall; approving buildings consistent with what is being developed; the mandate to approve projects that meet requirements; the fee summary; the affordable housing fee; and fees based on leasable gross square feet vs. gross square feet.

MOVED BY COMMISSIONER OGOSTA, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: ADOPT A CLASS 32 CEQA CATEGORICAL EXEMPTION, APPROVE A SITE PLAN REVIEW AND ADMINISTRATIVE USE PERMIT FOR A FOUR-STORY, 11,100 SQ. FT. OFFICE DEVELOPMENT, SUBJECT TO THE CONDITIONS OF APPROVAL PER THE PROPOSED PLANNING COMMISSION RESOLUTION.

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Item PH-3

PC - Consideration of a Conditional Use Permit, Administrative Use Permit, and Zoning Code Map Amendment to construct three additional vehicle repair bays at an existing remote customer auto repair facility at 11039 Washington Boulevard (Project)

Chair Sayles indicated the need to recuse herself from the Item to due to the proximity of her work to the project and she exited the meeting at 8:37 p.m.

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

Commissioner Reilman reported that he lives within 1,000 feet of the proposed project.

Discussion ensued between staff and Commissioners regarding standards that apply between 500 and 1,000 feet.

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Recess/Reconvene

Vice Chair Barba called a brief recess between 8:50 p.m. and 8:53 p.m. to allow discussion with staff to determine the ability of Commissioner Reilman to participate in Item PH-3.

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Item PH-3
(Continued)

PC - Consideration of a Conditional Use Permit, Administrative Use Permit, and Zoning Code Map Amendment to construct three additional vehicle repair bays at an existing remote customer auto repair facility at 11039 Washington Boulevard (Project)

Discussion ensued between staff and Commissioners who asked whether gas tanks were on the site, if there was a toxic ground report, motor liquid waste disposal procedures; the need for a Conditional Use Permit (CUP); existing bays on the site; intentional discontinued use for greater than 12 months; and loss of legal non-conforming status.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
RECUSED: SAYLES

Vice Chair Barba invited public comment.

The following members of the public addressed the Commission:

Shane Stuart Swerdlow, Craig Lawson & Co., provided a presentation on the proposed project.

David Voncannon, Tellefson Park Neighborhood Association and Culver City Chamber of Commerce, expressed support for the project; discussed positive actions taken on the site; lack of impact to street traffic; ensuring that cars are not left in the parking lot overnight; safety; he felt that the project allowed the operation to be more efficient, safer, and impact the neighborhood less; and he was looking forward to seeing the project approved and moved forward.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER CARTER THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
RECUSED: SAYLES

Discussion ensued between staff and Commissioners regarding support for the improvements; concern with upgrading a CUP on a site that could provide housing; work to finish up the General Plan; the need to make findings to not approve the project; and creating greater flexibility.

Sal Gonzalez, the Owner, provided background on himself; discussed service capacity; electrification; and maintenance of electric vehicles.

Additional discussion ensued between staff and Commissioners regarding history of the site for commercial purposes; clarification that the site has not been previously used as a residential use; the CEQA (California Environmental Quality Act) exemption; environmental risks that come with vehicle repair; activities allowed in commercial vs. industrial zones; concern with vehicle fluid waste; clarification that there is no gas tank on site; appreciation for the vegetation; compliance with staff recommendations; the mobility fee; history of the parcel; and support for improving the site.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION ADOPT A RESOLUTION ADOPTING A CATEGORICAL EXEMPTION AND APPROVING A CONDITIONAL USE PERMIT AND ADMINISTRATIVE USE PERMIT; AND RECOMMENDING THE CITY COUNCIL ADOPT A ZONING CODE MAP AMENDMENT, FOR CASE NOS. P2021-0043-CUP, -AUP, -ZCMA, -CE, SUBJECT TO CONDITIONS OF APPROVAL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN
NOES: NONE
RECUSED: SAYLES

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Action Items

None.

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Public Comment - Items NOT on the Agenda (Continued)

Vice Chair Barba invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been received.

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Items from Planning Commissioners/Staff

Responding to inquiry, Sol Blumenfeld, Community Development Director, provided an update on the Market Hall project.

Discussion ensued between staff and Commissioners regarding the success of the Citizen Public Market; the pandemic; rents; measuring activity through parking availability; continuing reduced numbers; businesses that are not what they were before the pandemic; people returning to work at the office; previous community disapproval of the mixed use Market Hall project; potential modifications to the original approval after a review; processes that occur; termination of the agreement; new entitlements; the Planning Commission tour of projects; districts that have evolved; the Transit Oriented Development (TOD) District; and the Brick and Machine Project.

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Adjournment

There being no further business, at 9:36 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on June 22, 2022.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED July 13, 2022

~~DANA SAYLES~~ Nancy Barba
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 Bocchino
CITY CLERK

July 18, 2022
Date