

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

June 22, 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

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Pledge of Allegiance

Council Member Eriksson led the Pledge of Allegiance.

Chair Sayles discussed ground rules for the meeting; procedures for participation; and she noted that the Commission does not have access to comments in the chat from those participating from home.

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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:

Carolyn Libuser provided background on herself; discussed the parking survey; concerns expressed by several Commissioners; methodology; anomalies; bias; limitations; margin of error; accuracy; and results.

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Presentations

Item P-1

Appreciation of Chair Dana Sayles for her Service on the Planning Commission

Sol Blumenfeld, Community Development Director, discussed the accomplishments of Chair Sayles during her tenure on the Commission; he thanked her for her service; and presented her with a token of appreciation from staff.

Commissioners expressed appreciation to Chair Sayles for her service.

David Voncannon discussed the remarkable record of Chair Sayles and he expressed appreciation for her guidance and friendship.

Kevin Lachoff expressed regret at not being able to be present at the meeting and expressed gratitude for the service of Chair Sayles over many years on the Planning Commission.

Council Member Eriksson expressed appreciation for explanations provided by Chair Sayles as to why certain decisions were made; he indicated that Chair Sayles was an asset to the City; and he noted that she had made him a better Council Member.

Chair Sayles reported multiple attempts to get appointed on the Commission; discussed meeting David Voncannon; differing opinions; compromise; collaboration; the Planning Commission as the only quasi-legislative body in the City; and she indicated that she would continue to participate in the process.

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Receipt of Correspondence

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes for May 25, 2022

MOVED BY VICE CHAIR BARBA AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MEETING MINUTES FOR MAY 25, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearing Item

Item PH-1

PC - Consideration of an Administrative Site Plan Review and Tentative Parcel Map to Allow a Four (4) Unit Residential Condominium Development Located at 3826 Girard Avenue in the Residential Medium Density (RMD) Zone, Case No. P2021-0116-ASPR/TPM (Project)

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

Discussion ensued between staff and Commissioners regarding appreciation for the summary of 330 and SB 8; whether three individuals constitute a household for low-income status; the Condition of Approval drafted by staff; indicating that the applicant shall comply with the replacement housing requirements, right of first refusal, and relocation benefits if, in consultation with HCD, it is determined that existing tenants are lower income; and evaluating the household.

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

Chair Sayles invited public input.

The following member of the public addressed the Commission:

Steve Stapakis, Applicant, thanked staff for their efforts and provided a presentation on the project.

Discussion ensued between Mr. Stapakis, staff, and Commissioners regarding location of the solar panels; changes to the windows due to privacy concerns; landscaping; communication with the neighbor; and use of frosted glass.

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

Discussion ensued between staff and Commissioners regarding support for the design; ensuring that solar goes on the south side; Conditions of Approval; blending in with single family homes in the area; hesitation with setting a precedent by requiring frosted glass; compromise; perceived issues; next steps in the process; modification to the roof plan to indicate solar on the south pitch; housing streamlining; and size of projects and relationship to the hearing process.

MOVED BY COMMISSIONER REILMAN, SECONDED BY VICE CHAIR BARBA AND UNANIMOUSLY CARRIED, THAT THE PLANNING ADOPT PROPOSED RESOLUTION NO. 2022-P012, APPROVING AN ADMINISTRATIVE SITE PLAN REVIEW AND TENTATIVE PARCEL MAP NO. 82792, CASE NO. P2021-0116-ASPR/TPM TO ALLOW A 4 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT WITH A RECOMMENDTION TO MAKE SURE THAT THE SOLAR PANELS ARE IMPLEMENTED ON THE SOUTH PITCH OF THE ROOF RATHER THAN THE NORTH PITCH, CONDITION 63 REQUIRES A HEDGE ALONG THE REAR PROPERTY LINE THAT WILL GROW TO A HEIGHT OF GREATER THAN SIX FEET, AND CONDITION 64 INCLUDES AN SB 8 COMPLAINCE CONDITON THAT SHALL BE SATISFIED PRIOR TO ANY PERMITS BEING ISSUED.

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Action Items

None.

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Public Comment - Items NOT on the Agenda (Continued)

Chair Sayles invited public comment.

Staff indicated that no public comment had been received.

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Items from Planning Commissioners/Staff

Discussion ensued between staff and Commissioners regarding upcoming agenda items and meeting schedule.

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Adjournment

There being no further business, at 8:05 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on July 13, 2022.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

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

Date