

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

November 9, 2016
7:06 p.m.

Call to Order & Roll Call

Chair Voncannon called the meeting of the Planning Commission to order at 7:06 p.m.

Present: David Voncannon, Chair
Dana Amy Sayles, Vice Chair
Kevin Lachoff, Commissioner
Ed Ogosta, Commissioner
Scott Wyant, Commissioner

Chair Voncannon noted that the Mayor was in audience.

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Pledge of Allegiance

The Pledge of Allegiance was led by Albert Vera Jr.

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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

Modifications to Previously Entitled Site Plan Review SPR P-2007196 and Tentative Parcel Map, TPM P-2007199 ("Modified Project"), as set forth in Site Plan Review, Administrative Use Permit, Administrative Modification and Tentative Parcel Map P2016-0128 SPR, AUP, AM, TPM to allow a 6-story, 137-foot high, 281,000 square foot office building built over a 7-level parking structure located at 6161 Centinela Avenue

Thomas Gorham, Planning Manager, provided a summary of the material of record.

Discussion between staff and Commissioners included clarification of parking width requirements; additional room in the back for maneuverability; the number of spaces with reduced width; and expiration of existing entitlements.

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Mitch Menser, Paul Hastings Law Firm, Centinela Development Partners representative, introduced his team and presented a slide show overview of the project.

Vice Chair Sayles asked about the view from the freeway.

Darren Atkinson, Gensler, architect, discussed the view of the project from the freeway, and reviewed the design features of the project.

Evan Mather, AHBE Landscape Architects, discussed the proposed landscaping and its benefits including sustainability.

Discussion ensued between staff, the applicant team and Commissioners regarding fire truck access; an explanation of the green wall; parking ventilation; landscaping with mature

trees vs. vines on green walls; potential locations for public art; whether signage would be allowed in windows facing the 405; potential for underpass improvements; the area as car centric and pedestrian challenged; the time estimate for growth of vines; clarification on the height of the Doubletree; a rundown of traffic impacts and proposed mitigation by intersection; Vision Zero Improvements; lack of options for mitigation at two major intersections; the Statement of Overriding Consideration; Transportation Demand Management program requirements and penalties; commitment to making the site work; and Entrada preleasing issues and spec building.

Chair Voncannon invited public participation.

The following members of the audience addressed the Commission:

Nancy Catullo expressed concern with the effect of increased traffic on emergency services; increased noise from mechanical equipment on the buildings; construction vehicles and their impact on congestion in the area; construction on Sundays; and noise associated with proposed retail and restaurants.

Diane Landis expressed concern with the impacts of increased traffic on the emergency vehicles travelling on Jefferson and Centinela; she reported that she was not given notice about modification of the project; discussed view obstruction; litigation on the original proposal; and she felt that her property should be considered with the new development.

Steven Rose, President, Culver City Chamber of Commerce, voiced support for the project.

Chuck Plehn voiced concern with the impact of the project on traffic; the current four-cycle wait at Fox Hills during rush hour; the impacts of Playa Vista on the area; and he expressed support for more public transportation.

Doug Stranger voiced concern with area traffic, which is already bad.

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

Additional discussion ensued between staff and Commissioners regarding the traffic study; clarification that the project is an existing entitled project; the new view study; the height difference from the original project; the project as it fits into the surrounding area; reduction in project size; ambiguity in some aspects of the plan; the time it will take for the project to look like the renderings; concern with the side of the building facing the 405 and regulating signage there; a suggestion that the signage package proposal come back before the Planning Commission for review; concern with the lack of materials samples and views in the presentation; traffic mitigation; support for the design and the first floor usage; alternative transportation; points of access; the intent to bring in retail; creative culture; moving away from traditional parking requirements; a suggestion to pre-plant parking structure foliage before construction is completed; staff review of traffic mitigation in response to the public comments on traffic concerns; emergency services concerns addressed on the original EIR; construction hours and vehicle impacts; building operating noise levels; gratitude to the residents who participated in the meeting; an assertion the area traffic problem would not be solved nor affected with this one project; reminder that valet and tandem parking had not been discussed; and an appreciation for the significant improvements made to the original project.

Chair Voncannon restated the requested additions to the motion which included marking the parking spaces with reduced width, and bringing back the signage proposal to the Commission for review.

Additional discussion ensued between staff and Commissioners regarding the green screen vs. green wall requirement options; a suggestion from staff for a review of the City's Master Sign Program; the need to review the moving of the roof deck to accommodate neighbors; and a request for ideas from the applicant on improving the underpass.

Commissioner Lachoff suggested language stating the applicant contribute to the funding of a design study, building off of the Place Works Study already submitted, to address way finding signage and lighting to improve the pedestrian/auto connection to Westfield/Culver City and that the content of the study shall be approved by the Community Development Director. He added that if the City Council were to approve, the applicant would be responsible for a proportionate share,

along with any other developments along the corridor that are participating.

Discussion ensued between the applicant, staff and Commissioners regarding a lack of support for the proposed underpass improvement language; how funds are spent; clarification that the underpass is Cal Trans property, requiring their involvement in any improvements; determination of the number of signs and cost; options with unknown future developments regarding sharing the costs of improvements; sharing costs of the design study with other Culver City developments; requiring a not-to-exceed amount on improvement costs; the amount area property owners should contribute to the improvement of the underpass; problems with speculation in putting a condition on the project relating to future underpass improvements; support from applicant and staff for an applicant-funded design study rather than an underpass improvement condition; proposed language to require the applicant to participate in a future assessment district; applicant concern with committing to an open-ended, unknown agreement; a description of the existing design study; the core issue of connecting the Centinela frontage to the Westfield side; discomfort with the unknown aspect of proposed condition; making the project more pedestrian oriented; public benefit; concern with the mechanism; and tying the design study funding to permit issuance or occupancy.

Sol Blumenfeld, Community Development Director, stated the following, revised language: "Prior to occupancy, the applicant shall contribute funding for a design study to address way-finding signage and lighting to improve the pedestrian and auto connection to Westfield Culver City."

Additional discussion ensued between the applicant, staff and Commissioners regarding the amount of signage being looked at by the underpass improvement condition; distance from the project; the original study; the larger hotel and hospitality district envisioned; clarification on the roof deck move to the north side; and Chair Vonnannon and Commissioner Lachoff both reported that, as members of the Chamber of Commerce, they did not participate in the Chamber's vote on this project.

MOVED BY COMMISSIONER LACHOFF, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1. APPROVE THE ADDENDUM TO THE ENTRADA OFFICE TOWER PROJECT CERTIFIED EIR (CERTIFIED EIR) (ATTACHMENT NO. 6) FINDING THAT THE MODIFIED PROJECT WOULD NOT RESULT IN ANY ADDITIONAL SIGNIFICANT IMPACTS, OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED SIGNIFICANT IMPACTS, THAT WOULD REQUIRE MAJOR REVISIONS TO THE CERTIFIED EIR, AND THAT PREPARATION OF A SUBSEQUENT OR SUPPLEMENTAL EIR IS NOT REQUIRED; AND

2. APPROVE SITE PLAN REVIEW, P2016-0128-SPR, ADMINISTRATIVE USE PERMIT, P2016-0128-AUP, ADMINISTRATIVE MODIFICATION, P2016-0128-AM, AND TENTATIVE PARCEL MAP, P2016-0128-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P019 (ATTACHMENT NO. 1), WHICH MODIFIES PREVIOUSLY ENTITLED SITE PLAN REVIEW SPR P-2007196 AND TENTATIVE PARCEL MAP, TPM P-2007199 ("MODIFIED PROJECT") AND AMENDMENTS AS DISCUSSED.

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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 Staff

Thomas Gorham, Planning Manager, discussed scheduling and items to be considered at upcoming meetings.

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Items from Planning Commissioners

Commissioner Lachoff announced that November was Male Cancer Awareness Month and that Giving Tuesday is at the end of the month.

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Adjournment

There being no further business, at 9:37 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, December 14, 2016, at 7:00 p.m.

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SUSAN YUN
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

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.

Jeremy Green
DEPUTY CITY CLERK

Date