

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

April 26, 2017
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
Dana Amy Sayles, Vice Chair
Kevin Lachoff, Commissioner
Ed Ogosta, Commissioner

Absent: Scott Wyant, Commissioner

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Pledge of Allegiance

The Pledge of Allegiance was led by Michael Allen.

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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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Consent Calendar

Item C-1

**Approval of Minutes for the Planning Commission Meeting of
March 22, 2017**

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER
OGOSTA THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR
THE PLANNING COMMISSION MEETING OF MARCH 22, 2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

**Approval of Draft Minutes for the Planning Commission Meeting
of October 26, 2016**

Responding to Chair Voncannon, Susan Yun, Senior Planner,
clarified the reason for the delay in submission of the
minutes for approval.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY VICE CHAIR
SAYLES THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE
PLANNING COMMISSION MEETING OF OCTOBER 26, 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearings

Item PH-1

**PC - Administrative Site Plan Review, P2016-0228-ASPR, and
Tentative Parcel Map No. 73877, P2016- 0228-TPM, for the
Construction of a Three (3) Unit Condominium Subdivision at
12464 Washington Place in the Residential Medium Density
Multiple Family (RMD) Zone**

Gabriela Silva, Associate Planner provided a summary of the
material of record.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER
OGOSTA THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Neil Palmer, applicant, discussed the project and felt it was a nice fit for the neighborhood.

Discussion ensued between the applicant and Commissioners regarding architectural materials used; colors; the use of concrete block; additional space for bicycles; trash areas; clarification that the units are intended for sale; existing street trees; improving landscaping in the area but not removing trees; and the top down design of the units.

Andrew Donnelly expressed appreciation for the design; he asserted that the project belonged in Playa Vista rather than the proposed location; he commented that the existing house was the only one in the neighborhood; he noted that every inch of space on the lot was being used and felt that the structure was way too big for the neighborhood; and he asked for discretion and adjustments so that the structure did not loom over the neighbors.

Josh Hamilton echoed comments made by the previous speaker; expressed concern with the size of the project; discussed the unpaved alley and the mezzanine; he observed that the structure did not look like anything else on the block; and he expressed concern with living in the shadow of a large building.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding plans to pave the alley; the Washington Place frontage; consideration of the properties on Washington Place and how they are zoned; dense development and increased lot coverage on the Los Angeles side of the street; how the project fits in with the neighborhood; the Urban Forestry Master Plan; removal and replacement of trees; replacing one housing unit with three; a suggestion to adjust Condition 29 to ensure that the address is visible not only from Washington Place but also from the backside; appreciation that the project is 3 units rather than 4; on-grade parking with minimal excavation; acknowledgement that it is rare that a developer comes forward that does not maximize every bit of space; balancing the interests of the community with the interests of the developer; sensitivity to buildings in the neighborhood and ensuring a more sensitive response; zoning; acknowledgement that the project meets qualifications; the benefit of additional housing units to the neighborhood; appreciation that the plan does not take advantage of the third story; an assertion that there is no reason to preserve single family homes on a major boulevard; increasing densification on the boulevard to preserve single family homes in other areas; concern with the loss of characteristic single family homes; historic preservation; ensuring that things being built are something to be proud of; stringent guidelines in Culver City; the importance of renderings and contextual drawings to see projects in context; redevelopment of older housing stock; economics; and agreement to add the signage requirement to Condition 29.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION:

1. ADOPT A CLASS 3 AND CLASS 15 CATEGORICAL EXEMPTION FOR THIS PROJECT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES AND SECTION 15315 MINOR LAND DIVISIONS.; AND
2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2016-0228-ASPR AND TENTATIVE PARCEL MAP NO. 73877, P2016-0228-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P008 (ATTACHMENT NO. 1) WITH ADDITIONAL SIGNAGE REQUIREMENTS ADDED TO CONDITION 29.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-1

PC: Discussion and Recommendation of a Representative and an Alternate from the Planning Commission to serve on the Short-Term Rentals Task Force Established by the City Council

MOVED BY VICE CHAIR SAYLES AND SECONDED BY CHAIR VONCANNON THAT THE PLANNING COMMISSION APPOINT COMMISSIONER LACHOFF TO SERVE AS REPRESENTATIVE AND COMMISSIONER OGOSTA TO SERVE AS ALTERNATE FROM THE PLANNING COMMISSION ON THE SHORT-TERM RENTALS TASK FORCE ESTABLISHED BY THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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 Planning Commissioners

Discussion ensued between staff and Commissioners regarding Commissioner availability; upcoming hearing dates; scheduling; the schedule for Commission appointments; and a request for an update on the hillside moratorium.

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Items from Staff

Sol Blumenfeld, Community Development Director, discussed upcoming items to be considered by the Planning Commission.

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Adjournment

There being no further business, at 8:44 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, May 10, 2017, 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
CITY CLERK

Date