

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

November 22, 2017
7:00 p.m.

Call to Order & Roll Call

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

Present: Dana Sayles, Chair, AICP
Kevin Lachoff, Commissioner
Andrew Reilman, Commissioner
David Voncannon, Commissioner

Absent: Ed Ogosta, Vice Chair

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Pledge of Allegiance

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

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Public Comment for Items NOT on the Agenda

Chair Sayles invited public input.

No cards were received and no speakers came forward.

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Action Items

Item A-1

PC: Adoption of Resolution 2017-P020 Recommending to the City Council Approval of Zoning Code Amendment (P2017-0239-ZCA) Amending Culver City Municipal Code, Title 17 - Zoning Section 17.400.065 Mixed Use Development Standards, Section 17.320.020 Table 3-3A Residential Uses, and Recommending

**Approval of a Resolution Amending the Community Benefit
Incentive Program in the Transit Oriented Development (TOD)
District in Connection with Section 17.400.065**

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

Discussion ensued between staff and Commissioners regarding inconsistency with AB 744; the standard radius around transit and mandated parking reductions; maintaining the integrity of the districts surrounding the TOD; promoting walkability; discretionary permits; parking standards; state requirements on parking reductions; housing affordability; City Council discretion; staff ability to refer items to the Commission; defining who makes which decisions; fundamental items that should be present in a TOD plan; clarification that if something is allowed in state law, it is included; concern with ambiguity and with an insinuation that any reduction has to be authorized; a suggestion to add language indicating that "Any parking reductions not otherwise authorized by state law or the zoning code must be authorized by resolution of the City Council"; staff understanding of Commission intent and agreement to formulate language before the item goes to the City Council for consideration; clarifying that further reduction, other than what is already allowed, would require City Council approval; base density in the City; the mixed use ordinance; the approval process; community benefit to address certain impacts; affordable housing; streetscape and street improvements; the TOD area; state density bonus units; and the recommendation to amend the community benefit resolution to include affordable housing within the TOD, strike the reference to parking, and maintain other benefits.

Heather Baker, Assistant City Attorney, read the corrected version of Finding 1: "The proposed zoning code text amendment is consistent with the General Plan Land Use Goal 2, Economic Vitality, that services the community and protects the quality of life. Objective 6, Commercial Corridors, Policy 6a, Encouraging the revitalization of the physical character and economic well-being of the City's commercial corridors by stimulating reinvestment within an expanded TOD district. Additionally, the zoning code text amendment is consistent with the General Plan Circulation Element, Goal 1: Integrated local and regional transportation systems that serve residential and business needs. Objective 2, Public Transit,

by advancing and implementing policy 2h, encourage public transit links to sites of high trip generating uses to maximize transit use by patrons and employees, and policy 2p, Encouraging large developments to contribute to City transportation capital and operation funding as part of project traffic mitigation measures. The proposed amendment will create consistency between the General Plan and the zoning code relative to increased housing density within the TOD district along Washington Boulevard, a major commercial corridor. Flexibility in parking standards within the TOD district related to the proximity to the Expo station, enhanced mobility opportunities related to the expansion of the TOD district which brings together housing, shopping and employment around mass transit and the introduction of affordable housing as a community benefit in the expanded TOD district which aligns with Objective 3, affordable housing to encourage the provision of housing opportunities for all members of the community."

Additional discussion ensued between staff and Commissioners regarding staff agreement to provide the corrected version to Commissioners; clarification on the expanded TOD district in relation to the letter from Ken Mand; TOD boundaries; the quarter mile provision; maintaining the districts surrounding the TOD area; consistency with environmental reviews for text amendments; the requirement for a CEQA review for any proposed project in the TOD district; conformity findings; National between Helms and the Hayden Tract; the TOD Visioning Study; community outreach; the need for the Commission to act on the TOD Visioning Study recommendations; the need for the Commission to act on these considerations: expanding boundaries of the districts clearly identified in the study, reducing parking requirements, eliminating the onsite parking requirement in the community benefit resolution for consistency, allowing an affordability component in the community benefit provisions, and pedestrian setbacks to enhance walkability; conforming the projects in the pipeline to mobility recommendations in place; and the mobility fund to pay for capital improvements.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles invited public comment.

No cards were received and no speakers came forward.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Commissioner Voncannon noted that the letter from Ken Mand should be part of the public record.

Discussion ensued between staff and Commissioners regarding support for the item; staff agreement to furnish copies of the mobility study to Commissioners; street fund requirements on corner lots; attempts to clarify the vernacular; addressing arterial streets; 360 degree architecture; attempts to minimize curb cuts and driveways; driveway ingress; the required fire egress stair; pedestrian setbacks; items addressed by staff and the Commission in discretionary permits; clarification that smaller units are allowed in the TOD; micro-units; looking at the good of the City over the good of one area; long-term thinking; including the part of National between Helms and the Hayden Tract in the district; concern with straining infrastructure by putting things into motion before mobility catches up; benefits to being considered part of the Hayden Tract; improvements to National; concern with unintended consequences to expanding that area; and clarification that in between areas will be studied.

Discussion ensued between staff and Commissioners regarding a review of agreed upon additions and changes including: adding

the provision in Footnote 2 indicating: "Any parking reductions not otherwise authorized by this code or state law shall require approval by a resolution of the City Council"; cross referencing; the changes to Finding 1 as read previously; and the reference to street frontage adding the exclusion of driveway curb cuts with language indicating: "With the exception of required curb cuts, street frontage shall apply to 100% of the total property frontage."

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL OF ZONING CODE AMENDMENT (P2017-0239-ZCA) AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 - ZONING SECTION 17.400.065 MIXED USE DEVELOPMENT STANDARDS, SECTION 17.320.020 TABLE 3-3A RESIDENTIAL USES, AND RECOMMENDING APPROVAL OF A RESOLUTION ESTABLISHING THE COMMUNITY BENEFIT INCENTIVE PROGRAM IN CONNECTION WITH SECTION 17.400.065 WITH CHANGES ARTICULATED BY STAFF.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Commissioner Voncannon noted the large number of changes and their implications.

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Public Comment for Items Not on the Agenda

No cards were received and no speakers came forward.

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Receipt of Correspondence

None.

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Items from Planning Commissioners/Staff

Heather Baker, Assistant City Attorney, wished everyone a Happy Thanksgiving.

Commissioners wished Heather Baker a Happy Birthday.

Michael Allen, Planning Manager, reported that links to the CPA 7 documents had been forwarded to Commissioners with the final Environmental Impact Report made public on November 30.

Sol Blumenfeld, Community Development Director, announced that the Comprehensive Plan would be available on November 27, and the staff report would be available by the beginning of December.

Discussion ensued between staff and Commissioners regarding agenda items planned for December 13; upcoming meetings; and staff agreement to provide a list of upcoming items to Commissioners.

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Adjournment

There being no further business, at 8:08 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, December 13, 2017, at 7:00 p.m.

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SUSAN YUN
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DANA SAYLES, AICP
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