

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

December 13, 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  
Ed Ogosta, Vice Chair  
Kevin Lachoff, Commissioner  
Andrew Reilman, Commissioner

Absent: David Voncannon, Commissioner

Chair Sayles noted the absence of Commissioner Voncannon and wished him a speedy recovery.

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**Pledge of Allegiance**

Council Member Göran Eriksson 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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**Presentations**

None.

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**Consent Calendar**

Item C-1

**Meeting Minutes**

MOVED BY VICE CHAIR OGOSTA AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF OCTOBER 25, 2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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**Action Items**

Item A-1

**PC: Request for an Extension of Site Plan Review, SPR P-2008047-Conjunctive Points Warner Development, LLC**

Chair Sayles reported the request for a deferral of the item.

Chair Sayles invited public comment.

No cards were received and no speakers came forward.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY VICE CHAIR OGOSTA THAT THE PLANNING COMMISSION CONTINUE THE ITEM TO JANUARY 10, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-1

**PC - (1) Adoption of Resolution No. 2017-P023 Recommending to the City Council Certification of the Environmental Impact Report (EIR), Adoption of the Findings Required by CEQA and Mitigation Monitoring Program (MMP), and Adoption of Statement of Overriding Considerations (P2016-0208-EIR); (2) Adoption of Resolution No. 2017-P021 Recommending to the City Council Approval of Comprehensive Plan Amendment No. 7 and Certificate of Appropriateness (P2016-0208-HPCA); and (3) Adoption of Resolution No. 2017-P022 Recommending to the City Council Approval of Development Agreement (P2016-0208-DA), to update and expand facilities within The Culver Studios, 14-acre campus located at 9336 West Washington Boulevard**

Sol Blumenfeld, Community Development Director, introduced the item.

Michael Allen, Planning Manager, provided an overview of the Comprehensive Plan.

Sol Blumenfeld, Community Development Director, discussed measuring building height and the Development Agreement, both elements of the Zoning Code; the process; procedures and requirements; Planning Commission authority; public benefits; project entitlements; consistency with surrounding parcels; approval of the Comprehensive Plan; flexibility with the application of development standards; the historic designation of the property; responding to design constraints; and factors for the Commission to consider.

Michael Allen, Planning Manager, discussed additional design features; Conditions of Approval; mitigating measures; the Statement of Overriding Consideration; and unavoidable impacts.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles invited public comment.

The following members of the audience addressed the Commission:

Michael Hackman, The Culver Studios, expressed pride in bringing Amazon Studios to Culver City and he thanked the City and neighbors for their support.

Jim Suhr, applicant representative, asserted that the project was consistent with allowed uses and the studio zone; discussed the history of the studio; and the evolution of the project.

Brian Glodney, Gensler, provided an overview of the Innovation Plan.

Jim Suhr discussed community benefits; the Transportation Demand Management (TDM) program; sustainability; construction management; and issues with several items in the Conditions of Approval.

Discussion ensued between project representatives, staff and Commissioners regarding Conditions 103 and 104; traffic improvements; approving the other Conditions of Approval with separate City Council consideration of Conditions 103 and 104 after further review by staff; the applicant request for more time to consider Conditions 103 and 104; traffic counts; establishing a baseline; proposed improvements; concern with changes made before the item goes before the City Council; clarification that all changes would be part of the public record; LEED certification; chargers for electric cars; concern with Ride Share drop offs at the pedestrian gate near Parcel B; limits on vehicular traffic; clarification that there is no street at Gate 1; storm water management measures; contributions to the Mobility Fund; public benefit contributions; use of the stages that are not part of the project; parking for bicycles and cars; the change from a transient to a permanent employee base; use of bicycles on the lot; the new media production buildings; shifts to the balance and demands; creation of sub campuses; use of Bike Share and on demand vehicles; EV chargers; tenant demand; golf cart usage and parking; base camps; project phasing; construction plans; projected length of the construction; anticipated employee population; total worker count on site; permanent vs. transient employees; improving worker traffic behavior; changes to the nature of employment on the

property; previous conditions related to Building Y; solar provisions; changing technology; reductions to total power consumption; upgrades to other stages as the market demands; consideration of public access to the front lawn; security; protection of tree wells on Van Buren Place; conditions from CP6 carried forward; concern when previously agreed to items are not included in the Conditions; clarification that items in the Comprehensive Plan are enforceable under the permit; parking for tenant employees; encouraging more public transportation use; employee integration into the community; and clarification that plenty of employee parking is available.

Chair Sayles invited public participation.

The following members of the audience addressed the Commission:

Seth Horowitz expressed support for the project on behalf of the employees and owners of the Culver Hotel.

Kathy Johnson expressed support for the project, acknowledging the efforts of Culver Studios to provide support for children in the community, and to understand and mitigate impacts.

Darryl Menthe spoke in support of the project on behalf of the Downtown Business Association; felt the project would improve the business climate in the area; and he was pleased with how sensitive Culver Studios has been to the neighborhood.

Marcus Tiggs expressed support for the project; asserted that Culver Studios has been a good neighbor; expressed appreciation for the process; discussed the modernization of the Studio; expressed concern with the Development Agreement related to the Mobility Fund; traffic signals on Duquesne and Lucerne; Conditions 103 and 104; added traffic; and he suggested using community benefit to assist surrounding areas.

Dennis Parrish provided background on himself and expressed support for the project.

Albert Vera wished Commissioner Vancannon a speedy recovery; expressed support for the project; and he appreciated the response of Culver Studios to community concerns.

Arthur Litman expressed appreciation for the hard work of the City and wanted to see the project move forward.

Wendy Hamill expressed support for the project; felt that Culver Studios had been a good citizen; and she expressed appreciation that the Studio is investing in the community to make it stronger.

Susan Yun, Senior Planner, read comments submitted by:

Scott Bowling

Paul A. Jacobs also wished Commissioner Voncannon a speedy recovery; provided background on himself; reported positive experiences dealing with Culver Studios; appreciated the neighborhood outreach; and expressed support for the project.

Jacy Gross, Linwood Howe Booster Club, discussed strong support of the school by the Culver Studios.

Dan Milder discussed his positive experiences with Culver Studios; reported living adjacent to the planned demolition and construction; planned mitigation to minimize impacts; and he asked that the Commission include a recommendation that everything possible within reason be done to protect the health and welfare of the adjacent neighbors.

Stuart Freeman felt that the plan would help ensure that the City gets better and better.

Jamie Wallace expressed support for the project.

Darlene Conte, resident and parent of a Linn Howe student, asked about incentives to include local hires; expressed concern with traffic impacts; requested immediate program implementation; and she wanted to see efforts made to get traffic off of Washington Boulevard.

Colin Diaz extended best wishes to Commissioner Voncannon for his recovery; speaking on behalf of the Chamber of Commerce Board, he expressed support for the Innovation Plan; discussed permanent employment; economic development; benefits to businesses in Culver City; onsite parking to reduce intrusion into the neighborhoods; getting trucks off of Ince; he recognized Culver Studios for their commitment to

schools and to the community; and he urged the Commission to support the project.

Micheál O'Leary thanked staff and the Commissioners for their work so far; discussed Amendment 7; improvements made with the input of the tenant; additional opportunity for the public to deal with Conditions 103 and 104; benefits to the tax base; environmental impacts; cultural resources; cumulative impacts; temporary construction related traffic impacts; and he urged the Commission to move forward.

Kelly Kent spoke on the character of the applicant; discussed the presentation on the project received by the School Board; expressed her support for the project as a School Board member; reported support of the School District by the Culver Studios; and she discussed modeling, precedent setting, and public/private partnerships.

Ken Mand thanked Culver Studios for their involvement with the School District and the Education Foundation expressing hope that an agreement could be made to memorialize and quantify the commitment of the Culver Studios to both organizations; he wanted ensure coordination of the Construction Management and Traffic Plan with the public to minimize impacts; he noted the need to clarify the Mobility Fund with adjustments made to the draft; he felt it strange to move the project forward without a conversation about Condition 104; he expressed concern with contradictory items noting that the item should not have been brought forward before Condition 104 had not been better vetted with the applicant and the community; and he asked that this be the last time the Commission recommends a Statement of Overriding Consideration as that is not good for the City.

Alex Fisch, Rancho Higuera Neighborhood Association, noted general support for the project; he discussed the Mobility Fund; the Ten Point Plan for Traffic Management created by the Association; expressed concern with Section 2.3.1b and Condition 104, and concern that there has been no study of the Second Order of Facts including the two lights on Duquesne; discussed addressing greenhouse gases and Vehicle Miles Travelled; and he asked the Commission to consider Condition 104 carefully.

Susan Yun, Senior Planner read comments submitted by:

Zahur Shaikh

Alan Schulman, downtown restaurant owner, expressed support for the Hackman Company and for the project.

Donna Le Blanc reported working closely with Culver Studios; discussed the Ten Point Traffic Plan; she did not think that the lights would be a help as they would interfere with the Walk to School program; asserted that Culver Studios was willing to work with the neighbors and fix problems; and she wanted to see the neighborhood and Culver Studios move forward together.

Susan Yun, Senior Planner read comments submitted by:

Ron Le Blanc

Dylan Gottlieb reported working with the City and Culver Studios to mitigate cut through traffic; expressed support of the development but acknowledged that the project would affect his neighborhood; discussed the Ten Point Plan; Ince Boulevard which borders the Culver Studios; resident safety; traffic calming measures; he felt that the Mobility Fund should be used to address the safety of residents and that to use it for traffic lights would be hijacking the funds; discussed real community benefits of the fund; and noted there had been no study on the need for lights on Duquesne.

Holly Connors echoed the comments of previous speakers; thanked the Culver Studios for their partnership during the process; felt the Ten Point Plan was important for the safety of the neighborhood; and she acknowledged impacts of the project on the neighborhood but felt that the Ten Point Plan would make a difference to mitigate impacts.

Susan Yun, Senior Planner read comments submitted by:

Cindy Bailey

Michael Hackman, The Culver Studios, thanked the community for their outpouring of support.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY VICE CHAIR  
OGOSTA THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, REILMAN, SAYLES



NOES: NONE  
ABSENT: VONCANNON

Discussion ensued between staff and Commissioners regarding the Ten Point Plan; traffic calming; determination of the precise use of the Mobility Fund and establishing the parameters; work to do on TDM programs; ensuring projects pay into the fund once improvements are established; City Council purview over fund usage; community outreach; and review and approval of public benefits.

Barry Kurtz, Traffic Engineer, discussed the previous determination of a need for traffic lights at Lucerne and Duquesne, and Duquesne and Braddock; volume warrants; the aim to promote safety, assign right of way and reduce congestion; delay and congestion on Duquesne; traffic allocation allowed by signals; and the perception that traffic signals attract traffic.

Discussion ensued between staff and Commissioners regarding consideration of the Ten Point Plan by the Public Works department; reasons for choosing Alternative 6; and various degrees of historic preservation.

Jim Suhr discussed consideration of various preservation alternatives; the challenge of converting sound stages to other uses; the focus on demolition alternatives; and adaptive reuse.

Additional discussion ensued between staff and Commissioners regarding appreciation for the thought put into the plan and for the public outreach; support for the project; adding additional bicycle parking on site; enhancing the Bike Share program; previous consideration of the project; appreciation to the parents from Linn Howe who have gotten behind the project; evolution of the project; recognized standards for Culver City; public transit; last mile options; consistent policy with regard to bicycle parking; concern with waiting for demand to install electric cars; appreciation for the design; kudos to Gensler; the feeling that Condition 103 invalidates the Traffic Study; establishing a baseline; determining impacts; the basis for analysis; methodology; concern that there was an arbitrary point chosen; look back provisions; background for the Condition; the Mitigation Monitoring Plan; and a suggestion to certify the EIR conditioned upon those items being resolved to the satisfaction of the City Council.

Jay Ziff, ESA, discussed Condition 103; noted that the baseline measurements were not related to the mitigation or any aspects of the project design that led to the environmental findings; and he noted that the analysis was very conservative so the condition would not affect the adequacy of the mitigation of the EIR if it were not to be carried forward.

Further discussion ensued between staff and Commissioners regarding Condition 104; discomfort with eliminating a Condition in the Statement of Overriding Consideration; items to be deferred; and ways to proceed.

Chair Sayles called a brief recess from 10:07 p.m. to 10:16 p.m.

Chair Sayles suggested moving forward by eliminating Condition 103, and per the recommendation of the City Traffic Engineer, replace language in Condition 104 regarding Ince and Washington Boulevard improvements with the language from the mitigation monitoring program and on traffic 7 because they are not consistent, as that would be the only applicable measure for the mitigation monitoring program, and she noted that the balance of the proposed improvements for the Mobility Fund would have to be discussed further between the applicant and staff.

Discussion ensued between staff and Commissioners regarding the limited condition; consistency; restriping the southbound approach; incorporation of mitigations by reference; a suggestion to delete 103 and 104 from the Planning Commission recommendation in order to move the process forward as they are already part of the mitigation monitoring program and will be discussed by the City Council; ensuring that issues are worked out rather than swept away; clarification that the Condition came from the Public Works Director and will be addressed by him; increasing bicycle parking and EV charging to the 5% threshold; EV ready spaces vs. active chargers to be installed; and support for an even distribution of the EV chargers.

Discussion ensued between project representatives and Commissioners regarding clarification about who bears responsibility for meeting the tenant demand for chargers; industry standards for how many chargers are provided; the actual number of installed charging stations; California

Green Building Code requirements; the percentage of EV chargers required to be operational on occupancy; applicant agreement to comply with standard conditions; clarification that the wording should indicate that 50% of the required percentage would be operational upon occupancy; applicant agreement to provide 130 bicycle parking spaces; making more bicycles readily available; the need to revisit the bicycle ordinance; providing 68 short term bicycle parking spaces adjacent to the buildings; Mobility Fund and fair share contributions; traffic signal improvements; the draft development agreement; funding for traffic system improvements in the area; and clarification that A-E in the resolution would mirror the language in the development agreement.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION: RECOMMEND TO THE CITY COUNCIL APPROVAL OF COMPREHENSIVE PLAN AMENDMENT NO. 7 (CPA NO. 7), P2016-0208-CP AND APPROVAL OF THE PROJECT CERTIFICATE OF APPROPRIATENESS (P2016-0208- HPCA), SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P021 HPCA), WITH THE EXCEPTION OF PROJECT CONDITION APPROVAL NUMBERS 103 AND 104 WHICH SHALL BE FURTHER EVALUATED AND REVISED PRIOR TO CONSIDERATION BY THE CITY COUNCIL WITH AND SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P021 (ATTACHMENT NO. 2) AS AMENDED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION: RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF THE PROJECT EIR, ADOPTION OF FINDINGS REQUIRED BY CEQA, AND ADOPTION OF THE MITIGATION MONITORING PROGRAM (MMP), AND ADOPTION OF THE STATEMENT OF OVERRIDING CONSIDERATIONS, P2016-0208-EIR (ATTACHMENT NO. 1 - RESOLUTION 2017-P023).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COMMISSIONER REILMAN AND SECONDED BY VICE CHAIR OGOSTA THAT THE PLANNING COMMISSION: RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROJECT DEVELOPMENT AGREEMENT (P2016-0208-DA) AS ATTACHED TO RESOLUTION NO. 2017-P022 (ATTACHMENT NO. 3) SUBJECT TO REVISION OF NUMBER 1 TO INCLUDE THE CORRECTION LANGUAGE A-E IN THE PUBLIC BENEFITS SECTION OF THE DEVELOPMENT AGREEMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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**

Commissioners and staff wished each other Happy Holidays.

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**Adjournment**

There being no further business, at 10:45 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 10, 2018, at 7:00 p.m.

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SUSAN YUN  
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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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.

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Jeremy Green  
CITY CLERK

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Date