

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

August 8, 2018
7:00 p.m.

Call to Order & Roll Call

Chair Ogosta called the regular meeting of the Culver City Planning Commission to order at 7:03 p.m.

Present: Ed Ogosta, Chair
Andrew Reilman, Vice Chair
Dana Sayles, Commissioner, AICP
David Voncannon, Commissioner

Absent: Kevin Lachoff, Commissioner

o0o

Pledge of Allegiance

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

o0o

Public Comment - Items NOT on the Agenda

Chair Ogosta invited public input.

No cards were received and no speakers came forward.

o0o

Presentations

None.

o0o

Consent Calendar Items

None.

o0o

Order of the Agenda

No changes were made.

o0o

Public Hearings

Item PH-1

PC: Conditional Use Permit, P2018-0001-CUP to Operate a 4-bay Auto Repair Facility at an Existing Car Rental and Office Building at 2926 La Cienega Boulevard

Jose Mendivil, Associate Planner, provided a summary of the material of record.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Ogosta invited public comment.

The following members of the audience addressed the Commission:

Rosemary Shokof, Architect, provided a presentation on the project illustrating the previous condition of the property and the proposal for the project.

Commissioner Sayles received clarification regarding use of the display area.

Marta Zaragoza, East Culver City Neighborhood Alliance, indicated that she had been present at the June 19, 2018 meeting; discussed the boundaries of the Alliance; reported that the owner of California Car Rental had been a good neighbor; and she encouraged the Commission to vote in favor of the project.

Ben Nikfarjam indicated being the next door neighbor to the proposed project; he asserted that the owner has been a good neighbor; and he expressed support for the project.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER SAYLES THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Commissioner Voncannon disclosed that while he had rented a car from the facility and was familiar with the business, this did not constitute a conflict.

Discussion ensued between staff and Commissioners regarding support for the project; appreciation for the support expressed by the neighbors; an observation that the project did not abut residential and was mostly hidden from view; acknowledgement that the use is consistent with the area; clarification regarding participation of Ms. Zaragoza at the community meeting; consistency of the office space with the code; clarification that there are no setback issues and the project is parked; clarification that there are no restrictions on the use of the office space; the potential for two uses on the same parcel; ensuring that there is space for PV on the roof; energy efficiency; benefits of the site; and the by-right height.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNING COMMISSION:

1. ADOPT A CATEGORICAL EXEMPTION AS STIPULATED IN CEQA SECTION 15303, CLASS 3 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT; AND

2. APPROVE CONDITIONAL USE PERMIT, P2018-0001-CUP, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2018-P006.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

o0o

Action Items

None.

o0o

Public Comment for Items Not on the Agenda

None.

o0o

Receipt of Correspondence

None.

o0o

Items from Planning Commissioners/Staff

Michael Allen, Planning Manager, reported that there would not be a quorum for the August 22, 2018 meeting; he indicated that the next meeting would be held on September 12, 2018; he reported distributing updated projections for the next quarter; and he added that the site visit tour would likely be scheduled for September.

o0o

Adjournment

There being no further business, at 7:29 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, September 12, 2018, at 7:00 p.m.

o0o

SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

ED OGOSTA
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