

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

January 23, 2019
7:00 p.m.

Call to Order & Roll Call

Chair Ogosta called the regular meeting of the Culver City Planning Commission to order at 7:01 p.m.

Present: Ed Ogosta, Chair
Andrew Reilman, Vice Chair
Kevin Lachoff, Commissioner
David Voncannon, Commissioner

Absent: Dana Sayles, Commissioner

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Pledge of Allegiance

Michael Allen, Current Planning Manager, led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Ogosta invited public input.

No cards were received and no speakers came forward.

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Presentations

None.

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Consent Calendar

None.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC: Tentative Parcel Map No. 82489, P2018-0279-TPM, and an Exception to Certain Subdivision Requirements for the Development of a Two (2) Unit Townhome Style Subdivision at 4116 Higuera Street in the Two-Family Residential (R2) Zone and an Administrative Modification for Driveway Backup Length and Parking Space Length

William Kavadas, Assistant Planner, provided a summary of the material of record and he read a change to Condition 1 in the Conditions of Approval: "two-unit townhome style small lot subdivision" as opposed to a two-unit townhome style air space condominium subdivision.

Discussion ensued between staff and Commissioners regarding language in Condition 31 requested by the Fire Department that all residential projects provide a smooth surface for the use of gurneys; commercial vs. residential units; the new Fire Marshal; concern that the condition is written broadly; the need for additional discussion and more definition to make the requirement useful; permeable paving and pavers; conditions marked as special but included in every project; a suggestion to revisit and update the formal Standard Conditions of Approval; clarification that the two individual parcels would each receive their own Assessor Parcel Numbers (APNs); water meter access; small lot subdivisions; concern with taking another step into a gray area between condominiums vs. small lot subdivisions; clarification that the plans are for two structures that abut; Condition 40 regarding exterior walls and finishes; the exclusion of wood cladding; tandem parking; and residential parking provisions.

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

Alison Kendall, Project Architect and part-owner of the property, discussed the thinking behind the design; the unusually narrow and unique size of the lot; nonconforming issues to address; neighborhood character; surrounding neighbors; consistency of scale; reducing impacts to the neighbors; the community meeting; efforts to protect the neighbors from impacts of light and sound; objections to the idea of subdividing the lot; constraints to parking; keeping existing trees and a garden area; the parking study; street connections with the units; construction materials; LEED Gold standards; Net Zero energy status; solar panels on the roof; high efficiency windows; private open space for both units; use of the Green Point rated system; the abutting walks; decreasing the overall bulk of the building; setbacks; and proximity to the Metro Station.

Vice Chair Reilman indicated that his home is Green Point rated and he expressed appreciation that Ms. Kendall had highlighted those aspects of the project.

Chair Ogosta invited public comment.

The following members of the audience addressed the Commission:

Donna LeBlanc reported that the Rancho Higuera Neighborhood Association had discussed the project and concluded the lots should not be divided on an individual basis, but should wait for the Master Plan and new restrictions from the state; she asserted that division of a 5,400 square foot lot was extreme; expressed concern with the dividing of the lot; and she questioned why a lot in a family trust would be divided when it could be kept as a duplex.

Susan Bickford discussed homelessness; density needed to accommodate people; quality of the project; and she expressed support for well thought out density.

David Hauptman asked that more thought be put into splitting lots rather than doing it piecemeal; he discussed the addition of four more cars trying to get out of Higuera; expressed concern with creating two separate properties; questioned whether both properties would be R-2; who would be responsible for the sewer; he expressed support for building on the property but for not dividing the lot; and he wanted to see the matter considered after the General Plan Update is complete.

Milt Torin expressed support for the project but opposition to splitting the lot.

Nicholas Kendall-Bar indicated that he was currently living on the lot; he appreciated the area and its proximity to transit; he asserted that owners take better care of their land than renters; and he was eager to replace the outdated structure with an energy efficient one.

Francois Bar, co-owner of the property, addressed the issue of subdividing the lot; discussed constraints that require a separation in advance of constructing anything; allowing for flexibility; proximity to the Metro and bike lanes; green construction; and he requested that they be allowed to proceed with the project.

Staff read comments submitted by Robert Walsh expressing concern with particulate mitigation during the demolition phase.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding lot splitting after construction; recent approvals of small lot subdivisions; Condition 64 to address dust control; air quality related to demolition and debris; sewer lines; the General Plan Update; the time frame for addressing small lot subdivisions; the potential to examine small lots to create additional housing; parking concerns; the Condition of

Approval indicating that project density shall be maintained at two total dwelling units with no additional units permitted; previous land division requirements; notification to neighbors; the Construction Management Plan required under Conditions of Approval; the community notification process; fire rated walls between the two homes; the lack of Covenants, Conditions, and Restrictions (CC&Rs) that would be required with a condominium; resolving issues of responsibility at the start; providing more ownership opportunities; enhanced construction activity management for pollution control with LEED and Green Point construction; support for the well thought out project; open space available to both properties; sensitivity to the neighborhood; appreciation for outreach; and previous lot divisions.

MOVED BY VICE CHAIR REILMAN AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2019-P002 APPROVING TENTATIVE PARCEL MAP P2018-0279-TPM AND P2018-0279-AM RELATED TO A NEW TWO-UNIT TOWNHOME DEVELOPMENT ON SMALL LOTS PENDING APPROVAL OF AN EXCEPTION TO THE SUBDIVISION MAP ACT BY THE CITY COUNCIL WITH ADJUSTMENT TO LANGUAGE IN CONDITION 1 CALLING IT A SMALL LOT SUBDIVISION, AND CONSULTATION WITH THE FIRE MARSHAL REGARDING CONDITION 31.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Ogosta thanked those in attendance for their participation in the process.

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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/Staff

Michael Allen, Current Planning Manager, discussed efforts to schedule a joint meeting with the City Council on February 27 to hear an update and recommendations from John Kaliski on the Single-Family Design Standards Study, and he indicated that no items were scheduled for the February 13 meeting yet.

Commissioner Voncannon noted that the scheduled tour on March 8 conflicted with Planning Academy and he would have to miss it.

Sol Blumenfeld, Community Development Director, indicated that he would work to re-schedule the tour.

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Adjournment

There being no further business, at 7:58 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 13, 2019, at 7:00 p.m.

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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