

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

August 28, 2019
7:00 p.m.

Call to Order & Roll Call

Chair Reilman called the regular meeting of the Culver City Planning Commission to order at 7:05 p.m.

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

Absent: Dana Sayles, Commissioner

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Pledge of Allegiance

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

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Public Comment - Items NOT on the Agenda

Chair Reilman invited public input.

No cards were received and no speakers came forward.

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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: Administrative Site Plan Review & Administrative Use Permit, P2019-0104-ASPR/P2019-0104-AUP to Allow a 9,338 sq. ft. Addition to a Creative Office Building Spanning Two Adjoining Commercial Lots Currently Developed with a 7,500 sq. ft. Building that will Result in a Total of 16,839 sq. ft. Three-Story Building with Mezzanine to Include On-Site Improvements Such as a Parking Lot Restriping, New Parking Stackers, and New Hardscape/Landscape, at 3516 Schaefer Street

Commissioner Ogosta indicated that he had previously done business with the applicant so he recused himself and exited Council Chambers.

Lisa Edwards, Planning Division Contract Planner, provided a summary of the material of record.

Michael Allen, Planning Manager, thanked Commissioner Voncannon for bringing an error to his attention; he provided corrections to the Conditions of Approval noting duplicate conditions; and he indicated that Condition 102 would be deleted as it is a duplicate of Condition 97 and Condition 104 would be deleted as it is a duplicate of Condition 98.

Discussion ensued between staff and Commissioners regarding remnant parcels; prior use; and stacker parking.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Reilman invited public participation.

The following members of the audience addressed the Planning Commission:

Ileana Acevedo, RAC Design Build, provided an overview of the project; discussed operation of the parking stackers; transportation amenities; alignment with City goals; materials used; intent to develop the spur remnant; and exterior decks.

Discussion ensued between project representatives, staff and Commissioners regarding afterhours access; utilization of the parking stackers only during business hours; energy efficiencies; compliance with Title 24; the property to the north; and developer purview.

Adam Lev, Redcar Properties, reported on the recent purchase of the property to the north and discussed energy efficiency.

Discussion ensued between project representatives, staff and Commissioners regarding glass and orientation; glazing; Title 24; and insulated glass.

Deborah Krelle questioned whether there were provisions in place to prevent people from parking in the facility at night; length of construction; and impacts to nearby residents.

Ileana Acevedo, RAC Design Build, noted that the parking area was private property; she indicated that a gate had not been designed for the project but they would be open to that possibility; she discussed the anticipated construction

schedule; building permit approval; and the projected timeline.

Adam Lev, Redcar Properties, indicated that they were still awaiting approvals but anticipated finishing in early 2021; he discussed parking access; responsibility of the tenant; private property; access; and impacts.

Discussion ensued between project representatives, staff and Commissioners regarding the required Construction Management Plan; hauling routes; and staging areas.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding concern with the starkness of the wall on the north side; the Art in Public Places ordinance; murals; valuation of the project; visual relief; redundancy in Conditions 78 and 79 and agreement to delete Condition 78; concern with the thermal barriers; energy efficiency; concern with not having a copy of the presentation earlier; appreciation for public input; appreciation for the transition of the massing; precedent for art in the Hayden Tract; temporary vs. long term addressing of the blank wall; administrative site plan and use plan; the categorical exemption to the California Environmental Quality Act (CEQA); and agreement to delete Conditions 78, 102 and 104.

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

1. ADOPT A CLASS 32 CATEGORICAL EXEMPTION FOR THIS PROJECT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15332 IN-FILL DEVELOPMENT PROJECT.
2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW & ADMINISTRATIVE USE PERMIT, P2019-0104-ASPR/P2019-0104-AUP, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2019-P008

(ATTACHMENT NO. 1) AND THE DELETION OF CONDITIONS 78, 102 AND 104.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda

Chair Reilman invited public input.

No cards were received and no speakers came forward.

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Receipt of Correspondence

No correspondence was received.

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Items from Planning Commissioners/Staff

Sol Blumenfeld, Community Development Director, discussed REACH Codes; provisions that do not require any additional study; and he indicated that he would provide a summary to the City Council.

Chair Reilman discussed an upcoming webinar to educate municipalities on the adoption of REACH Codes; noted corrections for the Go Green page; and fixes in the compliance documentation of the Title 24 Code.

Michael Allen, Planning Manager, confirmed that the meeting scheduled for September 11 had been cancelled.

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Adjournment

There being no further business, at 7:57 p.m., the Culver City Planning Commission adjourned to a meeting to be held on Wednesday, September 25, 2019, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

ANDREW REILMAN
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