

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

September 25, 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 7:08 p.m.

Present: Andrew Reilman, Chair  
Kevin Lachoff, Vice Chair  
Ed Ogosta, Commissioner  
Dana Sayles, Commissioner

Absent: David Voncannon, Commissioner

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**Pledge of Allegiance**

Former Mayor Andrew Weissman 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**

Item C-1

**Approval of Draft Planning Commission Meeting Minutes of  
August 14, 2019**

MOVED BY VICE CHAIR LACHOFF AND SECONDED BY COMMISSIONER  
SAYLES THAT THE PLANNING COMMISSION APPROVE THE PLANNING  
COMMISSION MEETING MINUTES FOR AUGUST 14, 2019 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

**Approval of Draft Planning Commission Meeting Minutes of  
August 28, 2019**

MOVED BY VICE CHAIR LACHOFF AND SECONDED BY COMMISSIONER  
OGOSTA THAT THE PLANNING COMMISSION APPROVE THE PLANNING  
COMMISSION MEETING MINUTES FOR AUGUST 28, 2019 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Students who were participating in a Land Use Law class at  
USC indicated that their professor had instructed them to  
attend a Planning Commission meeting.

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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. 82348 and Administrative Site  
Plan Review for the Development of a Four (4) Unit  
Condominium Subdivision at 3846 Bentley Avenue**

William Kavadas, Assistant Planner, provided a summary of the material of record.

Michael Allen, Planning Manager, discussed municipal code requirements; adding a condition to seek best practices based on compliance with the current development code; working with the applicant to ensure that the configuration works for the vehicles entering and exiting; and he read the proposed language for the condition: "Applicant shall provide an engineering report that demonstrates the slope gradient is consistent with the intent of the code for the driveway egress."

Sol Blumenfeld, Community Development Director, requested that the Commission require an engineering report that demonstrates that the slope at the transition closest to the street is consistent with the City's parking ordinance.

Discussion ensued between staff and Commissioners regarding sightlines for the pedestrian sidewalk; ensuring that a car is in a single plane between the rear axle and the front of the hood; the transition; ensuring that the slope is not too steep; the need for an engineering report; clarification that the new requirement would be Condition 100; clarification that the alley has been improved; vehicular access from alleys; and determining when alley access is appropriate.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER 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 Reilman invited public participation.

The following members of the audience addressed the Planning Commission:

Ron Mandalian, Applicant, Urban Design Specialists, discussed a similar project that they were involved in; alley access; and mimicking single family home design.

Discussion ensued between staff and Commissioners regarding balcony dimensions; providing articulation along the façade; creating a system for minimum balcony dimensions in the code; utility; patios and decks that meet the dimension standards; the cumulative private open space area; minimum private open space requirements; compliance; privacy issues; a suggestion to replace the balconies with windows; and concern with poor design.

Staff read a comment submitted by:

Paul Ehrlich

Paul Ehrlich, discussed changes to building and safety codes in the City; he questioned the time frame for building the project; felt that there could be changes to the codes enacted before the project is built; discussed variances; building and safety issues; concern with ventilation at the top of the stairs on the second floor; he suggested installing skylights; expressed concern with safety issues; and he noted that the railing spacing was illegal.

Discussion ensued between staff and Commissioners regarding review by the Building and Safety Department; conformance with City and state codes and with energy standards; the current code cycle; potential changes; incorporating projects in the pipeline with the current code; Planning Commission purview; EV charger requirements; guest parking; and zoning code issues.

Luke Brown reported living adjacent to the project; discussed the alley and felt it should be repaved; and he expressed concern with dust and noise.

Discussion ensued between staff and Commissioners regarding standard conditions of approval; paving to the property boundary; Public Works requirements; the nexus between the

project and the requirements; and requiring that Public Works examine the condition of the alley and specify what is needed.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER 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

Additional discussion ensued between staff and Commissioners regarding adding a condition that Public Works review the condition of the alley and require improvements; precedent; the added condition for the alley and the driveway; the side balconies; storage and ventilation; meeting the code; encouraging better, more thoughtful design; appreciation for the innovative trash enclosure and the effort made to make open space available; articulation; adding a condition to disallow storage on upstairs balconies; operational comments; unit programming; exterior purview; streamlining the process; creating a space for people to use; privacy issues; and agreement to approve the Administrative Site Plan Review and the Tentative Parcel Map with a revision to Condition 17 to indicate that the Public Works Department shall review the condition of the alley and provide recommendations to improve it as necessary, a revision to Condition 12 to make it consistent with current EV charging requirements indicating that "The project will be required to provide EV charging facilities to include 20% EV capable, 10% EV ready and 10% EV charging, with caveats for when the parking requires less than 2 of each", and the addition of Condition 100 to read: "The applicant shall provide an engineering study for review and approval by the City engineer that demonstrates the driveway ramp design is consistent with Section 17.320.035 E1 of the zoning code."

MOVED BY VICE CHAIR LACHOFF AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION: ADOPT A CATEGORICAL EXEMPTION PURSUANT TO CEQA SECTION 15303 AND 15315, CLASS 3 AND 15, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES AND MINOR LAND DIVISIONS, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT AND ADOPT RESOLUTION NO. 2019-P009 APPROVING TENTATIVE PARCEL MAP P2019-0027-TPM AND ADMINISTRATIVE SITE PLAN REVIEW P2019-

0027-ASPR RELATED TO A NEW FOUR-UNIT CONDOMINIUM DEVELOPMENT  
WITH CHANGES AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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**

Staff indicated that no correspondence had been received.

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**Items from Planning Commissioners/Staff**

Sol Blumenfeld, Community Development Director, suggested  
examining the issue of usable open space.

Discussion ensued between staff and Commissioners regarding  
adding a minimal dimension limit and agreement to study the  
issue for a future text amendment; upcoming items to be  
discussed; scheduling; the joint City Council meeting; follow  
up community presentations for the single family design  
study; joint study sessions; and next steps in the process.

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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, October 9, 2019, at 7:00 p.m.

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SUSAN HERBERTSON  
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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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.

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Jeremy Green  
CITY CLERK

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Date