

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

December 11, 2019
7:00 p.m.

Call to Order & Roll Call

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

Present: Kevin Lachoff, Vice Chair
Ed Ogosta, Commissioner
Dana Sayles, Commissioner
David Voncannon, Commissioner

Absent: Andrew Reilman, Chair

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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

Vice Chair Lachoff 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
October 9, 2019**

Vice Chair Lachoff suggested that approval of the minutes for October 9, 2019 be deferred to the next meeting.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

**PC - Consideration of a Modification to Previously Approved
Site Plan Review, P2019-0306-SPR/M, to Allow Change of Use
from Retail to Medical Office at an Existing Eight-Story
Office-Retail Mixed-Use Building at 10000 Washington
Boulevard in the Commercial General (CG) Zone**

Michael Allen, Planning Manager, introduced the item and Planning Technician Deborah Hong.

Deborah Hong, Planning Technician, provided a summary of the material of record.

Richard Rizo, One Medical, highlighted key points of the presentation previously made to the City.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Responding to inquiry, Eric Brown with LBA Realty discussed ingress and egress, and parking accessibility.

Laura Harsch, One Medical, discussed the way One Medical distinguishes itself from others.

Discussion ensued between the applicants, staff and Commissioners regarding the main entrance; studio space; reasons for vacancies; the membership program; wait times; services provided; hours; activation of the first floor; connectivity to the street; concern with closing off a prominent corner; the site plan review amendment; the comprehensive plan set submittal; the retail description of the ground floor in the original approval; size of storefronts; level of review for a different medical use; inconsistency with the entitlement; foot traffic; helping the downtown experience; conditional approval based upon a type of tenant; placing a restriction on operating hours; traffic generated by the use; supporting a pedestrian friendly use; ground floor retail restrictions; changes to the world of retail; changing scope of use; changes in the economy; restrictions within the CD District; recommended uses; additions to ground floor tenants; and evolution of the code with the evolution of retail.

Vice Chair Lachoff invited public comment.

No cards were received and no speakers came forward.

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

Discussion ensued between staff and Commissioners regarding the long term lease; design decisions made 40 years ago; Space #9; and the evolving definition of retail.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION: ADOPT A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVE A SITE PLAN REVIEW MODIFICATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

PC - Consideration of Conditional Use Permit, P2018-0266-CUP, for an Automated Parking Stackers for a Medical Office Located at 10744 Washington Boulevard, and Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA)

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

Discussion ensued between staff and Commissioners regarding conditions in the resolution; the Conditional Use Permit (CUP) concern with onerous conditions on small projects; overnight parking; overnight patients; use of walkie talkies or speaker phones by parking attendants; neighbor noise complaints; excavation and construction issues; conditions on the applicant's property; work with Code Enforcement to correct issues; and issues on the adjacent neighbor's property.

Vice Chair Lachoff clarified that several years ago he had several consultation phone calls and emails with the doctor who runs the clinic that is the subject of the item but they did not do business together.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Chair Lachoff invited public comment.

The following applicant representatives addressed the Commission:

Ahmad Mahazas, Tecta Architects, provided a presentation on the project.

Ramin Sarshad, Cosmetique, felt that the building would serve the community and indicated that he was available to answer questions.

Discussion ensued between the applicants and Commissioners regarding the site plan vs. floor plan; the screen separating handicapped parking from the trash area; clarification regarding materials; hours of operation; look back conditions; and the noise study.

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

Additional discussion ensued between staff and Commissioners regarding lookback conditions; new technology; noise levels; nuisance potential; limitations to operating hours; remedies after a project is built; ways to address sound issues; maintaining flexibility; and discrepancy in the hours of operation.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION: ADOPT A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVE A CONDITIONAL USE PERMIT, SUBJECT TO CONDITIONS OF APPROVAL STATED IN RESOLUTION NO. 2019-P013.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Consent Calendar

Item C-1
(Continued)

**Approval of Draft Planning Commission Meeting Minutes of
October 9, 2019**

Susan Herbertson, Senior Planner, requested a formal motion to continue the minutes.

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY COMMISSIONER VONCANNON TO CONTINUE THE APPROVAL OF THE OCTOBER 9, 2019 MINUTES TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda

Vice Chair Lachoff 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

Michael Allen, Planning Manager, wished everyone Happy Holidays and indicated that the next meeting was scheduled for January 8, 2020.

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Adjournment

There being no further business, at 8:17 p.m., the Culver City Planning Commission adjourned to a meeting to be held on Wednesday, January 8, 2020, 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