

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

March 11, 2020
7:00 p.m.

Call to Order & Roll Call

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

Present: Andrew Reilman, Chair
Kevin Lachoff, Vice Chair
Dana Sayles, Commissioner
David Voncannon, Commissioner

Absent: Ed Ogosta, Commissioner

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Pledge of Allegiance

Commissioner Sayles 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
February 12, 2020**

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER
VONCANNON THAT THE PLANNING COMMISSION APPROVE MEETING
MINUTES FOR FEBRUARY 12, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

**PC - Consideration of an Administrative Site Plan Review and
Tentative Parcel Map No. 82947 for the Construction of a Four
(4) Unit Condominium Subdivision located at 4041 Sawtelle
Boulevard**

Gabriela Silva, Associate Planner, provided a summary of the
material of record.

Discussion ensued between staff and Commissioners regarding
EV parking spaces.

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, SAYLES, VONCANNON
NOES: NONE
ABSENT: OGOSTA

Chair Reilman invited public comment.

The following member of the audience addressed the Commission:

Ali Heshmati (Project Applicant), Allied Design and Development, provided background on the project; discussed privacy for adjacent neighbors; parking; compliance; space limitations; open space; roof decks; landscaping; plans; and materials.

Discussion ensued between Mr. Heshmati, staff and Commissioners regarding parking security gate; sanitation plans and requirements; HVAC; and solar panels.

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, SAYLES, VONCANNON
NOES: NONE
ABSENT: OGOSTA

Discussion ensued between staff and Commissioners regarding the design; the roof; the amount of materials, the red doors; site plans; construction; appropriate traffic control; minimizing disruptions; using existing Sawtelle construction activity as a model; conditions; the requirement of a construction management plan prior to the issuance of a building permit; pedestrian protections and diversion; covering portions of ramp; community meeting notes; tying into the neighborhood; desire to see the project once built; setback; rooftop patios; zoning; additional housing units; unit size and number of bedrooms; HVAC for the units; outreach; feedback; and changing the character of the neighborhood.

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

1. ADOPT A CLASS 3 AND CLASS 15 CATEGORICAL EXEMPTION FOR THIS PROJECT, PURSUANT TO CEQA SECTION 15303 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES AND SECTION

15315 - MINOR LAND DIVISION, FINDING THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT, AND

2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2019-0146-ASPR, AND TENTATIVE PARCEL MAP NO. 82947, P2019-0146-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2020-P003.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

PC - Consideration of a Conditional Use Permit, Site Plan Review, and Tentative Parcel Map to develop a five-story, 134-unit assisted living facility located at 11141 Washington Boulevard

Commissioner Voncannon recused himself from the item due to the proximity of his house to the project; he indicated that he would address the Commission as a resident; and he exited the dais.

Michael Allen, Current Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding new EV requirements; the Reach Code; and agreement to revise wording to Condition No. 10 to indicate that the project would be consistent with the City's zoning code.

Michael Allen, Current Planning Manager, read the wording for non-residential uses which require a minimum of 20% EV capable, 10% EV ready and 10% full EV charging stations for a total of 40%; he indicated that the wording was consistent with the zoning code; and he added that zoning regulations were more restrictive than the building code.

Additional discussion ensued between staff and Commissioners regarding what was adopted by the City Council; residential vs. commercial projects; the California Environmental Quality Act (CEQA) item; the Class 32 categorical exemption; required

findings for the exemption; the technical studies; additional CEQA exemptions and exceptions; additional information available; and the inadvertent omission of the reference to the approved Street Furniture Plan.

Sol Blumenfeld, Community Development Director, proposed adding wording to Condition 14 to indicate: "The project shall include conformance with the City's Street Furniture Plan, including benches, trash receptacles, in-ground planters, tree wells, and street trees."

Additional discussion ensued between staff and Commissioners regarding the Street Tree Master Plan.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Reilman invited public comment.

The following members of the audience addressed the Commission:

Andy Loos (Project Applicant), SRM Development, provided background on the company and on the project, and he discussed questions regarding item 24, incorrect reference to parking stackers, and item 43, battery backup for emergency lighting while provided an emergency generator in the Conditions of Approval.

Brian Runberg (Project Architect), Runberg Architecture Group, provided background on the firm and a presentation on the project.

Discussion ensued between Mr. Runberg and Commissioners regarding EV stalls and sustainability.

David Voncannon (speaking as a member of the public) discussed evolution of the project; efforts toward sustainability; concerns expressed at the community meetings; size of the project; parking; traffic and congestion; average

age of residents in the proposed project; and he reported his concern regarding the entrance into the alleyway off Sepulveda between the Arco station and the Anderson Plywood building.

John Derevlany discussed lack of public notification; the height of the structure; discretion of the Planning Commission; neighborhood compatibility; proportions; he noted that the proposed building would be one of the largest in the City; he reported that the neighborhood was full of one and two story buildings and not a Transit Oriented District; compared the proposed building height to other buildings in the City, he expressed support for development of the parcel but not at that size; and he felt the project did not fit in its present form.

Discussion ensued between project representatives, staff and Commissioners regarding the traffic study; alley access; and prioritizing the pedestrian oriented nature of Washington Boulevard.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding the General Plan; clarification that a project that meets current requirements cannot be prevented from moving forward; the lack of senior housing in Culver City; the appropriateness of the location; concern with overparking the project; the reduction to curb cuts on Washington; connecting a disjointed area by promoting pedestrian access; concern with losing pedestrian activated sidewalk; inclusion of the salon and the physical therapy as being available to the public at the front of the property; the Activity Room; visibility of activity from the street; Fire Department requirements; elevator sizing; acknowledgement of the size of the building; appreciation for the design; efforts to soften the appearance; light and air; massing and articulation; creating individual spaces; the energy analysis; Community

Choice Aggregation; the bench and water feature on the public side of the courtyard wall; the lack of publicly accessible retail; opening the dining hall to the public; coordination with Public Works to provide directional signage; limiting turning movements to simplify circulation in the alley; the traffic analysis; adding Look Back Conditions after a year of operation to examine circulation and parking; clarification regarding the rendering and the plan for the wall on the north façade; a suggestion to make the community room available for community meetings; using the facility as a resource; and the importance of engagement between the residents and the community.

Sammy Romo, Public Works Senior Civil Engineer, discussed options to enhance alley access and navigation; signage directing traffic; use of the alley by Anderson Plywood; and signage for those exiting the assisted living building.

Further discussion ensued between staff and Commissioners regarding City initiated actions vs. Look Back Conditions; a proposed Look Back Condition after one year that the applicant prepare a circulation study and work with the Public Works Department to determine whether or not there are new problems created by the development with respect to circulation, and install directional signage including turning movements out of the building to address them; concern with attributing the problems to the development; agreement by the applicant to examine whether there is a need for directional signage at the end of the ramp exiting onto the alley after one year; and allowing flexibility with unused parking.

Staff summarized agreed upon changes including revising Condition 10 to indicate that the project will conform to the streetscape; adding the reference to the City's approved streetscape plan to Condition 14; striking out the carryover provision related to automated parking and stackers in Condition 24; making Condition 43, regarding back-up power, subject to review by the Fire Department; adding a Look Back Condition regarding the ability of the applicant to apply for a modification related to unused parking to the minimum code required; adding a Look Back Condition regarding alley egress; ensuring open access and community use of facilities; and inclusion of planting as shown on PA-2, north elevation.

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

1. ADOPT A CATEGORICAL EXEMPTION UNDER CEQA SECTION 15332, CLASS 32 (INFILL DEVELOPMENT); AND

2. APPROVE CONDITIONAL USE PERMIT, P2019-0243-CUP, SITE PLAN REVIEW, P2019-0243-SPR, AND TENTATIVE PARCEL MAP, P2019-0243-TPM SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2020-P004.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Michael Allen, Current Planning Manager, indicated that the meeting scheduled for March 25, 2020 had been cancelled due to a lack of a quorum; discussed COVID-19 and potential meeting cancellations; and cancellation of public gatherings of over 50 in attendance.

Sol Blumenfeld, Community Development Director, indicated that General Plan Advisory Committee meetings and developer outreach meetings were currently cancelled pending alternative arrangements.

Heather Baker, Assistant City Attorney, clarified that public meetings were still required but would be conducted in an alternative form.

Vice Chair Lachoff asked that the meeting be adjourned in memory of Myrtle Kransky.

Commissioner Sayles asked that the meeting also be adjourned in memory of Howard Shabsis.

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Adjournment

There being no further business, at 9:38 p.m., the Culver City Planning Commission adjourned in memory of Myrtle Kransky and Howard Shabsis.

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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