

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

August 26, 2020  
7:00 p.m.

**Call to Order & Roll Call**

Chair Voncannon called the regular meeting of the Culver City Planning Commission to order at 7:06 p.m.

Present: David Voncannon, Chair  
Dana Sayles, Vice Chair  
Nancy Barba, Commissioner  
Ed Ogosta, Commissioner  
Andrew Reilman, Commissioner

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**Pledge of Allegiance**

Chair Voncannon led the Pledge of Allegiance.

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**Public Comment - Items NOT on the Agenda**

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment and indicated that no public comment had been received.

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**Consent Calendar**

Item C-1

**Approval of Draft Planning Commission Meeting Minutes of June 24, 2020**

MOVED BY COMMISSIONER REILMAN, SECONDED BY VICE CHAIR SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 24, 2020.

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Item C-2

**Approval of Draft Planning Commission Meeting Minutes of July 22, 2020**

MOVED BY COMMISSIONER BARBA, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 22, 2020.

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**Order of the Agenda**

No changes were made.

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**Public Hearings**

**PC - Consideration of an Administrative Site Plan Review (P2020-0056-ASPR) and Tentative Tract Map No. 83049 (P2020-0056-TTM) for the Construction of a Five (5) Unit Condominium Subdivision located at 4080 Lafayette Place**

Michael Allen, Current Planning Manager, introduced the item.

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

Discussion ensued between staff and Commissioners regarding impacts on the historic district; the historical report;

potential conflicts of interest; the recommendation from the City Cultural Affairs Coordinator; review of the historical report by the Cultural Affairs Coordinator to ensure accuracy; adjacent properties; impacts to historic resources; and categorical exemptions.

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Voncannon invited public comment.

The following member of the public addressed the Commission:

Phillip Knight, Applicant, Breakform Design, provided a presentation on the project.

Discussion ensued between the applicant, staff and Commissioners regarding the reasoning behind flipping the alley unit; the electrical connection; security; and resident access to camera footage through an app or through unit feeds.

Ruth Martin del Campo, Administrative Clerk, read an email submitted by:

Carole Levitt, resident, expressed objection to the project; asserted that the proposed condos did not fit the character of the district and were out of scale with the courtyard houses; she provided an email she had sent on October 7, 2019 expressing concern with allowing such a large, modern building to be built two doors down from the historic district; concern with increased density of the district; parking and traffic issues; she questioned the parking capacity; discussed other out of scale developments allowed in the area with assurances of mixed-use development that never happened; air, light and privacy issues; architectural style; the Spanish Colonial style; and she expressed concern with reduced value to the homes in the area.

MOVED BY COMMISSIONER REILMAN, SECONDED BY VICE CHAIR SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding appreciation for the net increase in housing; visual impact of the building; the historic district; the corner lot; style of adjacent properties; encouraging architectural expression;

findings made indicating no impact; clarification that the existing home was not designated as a resource; shading for the southwest façade; providing for future solar; the entrances on Braddock Dr.; appreciation for the attention to detail, densification done sensitively and for the preservation of the trees; and clarification regarding typos in parking stall and rear setback information.

MOVED BY COMMISSIONER BARBA, SECONDED BY VICE CHAIR SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT A CLASS 32 CEQA CATEGORICAL EXEMPTION AND APPROVE AN ADMINISTRATIVE SITE PLAN REVIEW AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 83049, FOR A 5-UNIT CONDOMINIUM COMPLEX, SUBJECT TO THE CONDITIONS OF APPROVAL PER THE PROPOSED RESOLUTION WITH CORRECTIONS AS DISCUSSED.

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**Public Comment - Items NOT on the Agenda**

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that no public comment had been received.

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**Receipt of Correspondence**

Ruth Martin del Campo, Administrative Clerk, indicated that no correspondence had been received.

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**Items from Planning Commissioners/Staff**

Michael Allen, Current Planning Manager, discussed scheduling and items to be considered at upcoming meetings.

Discussion ensued between staff and Commissioners regarding scheduling and consideration of amendments to the Mixed Use Ordinance in October.

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**Adjournment**

There being no further business, at 8:02 p.m., the Culver City Planning Commission adjourned to a meeting to be held on September 23, 2020.

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SUSAN HERBERTSON  
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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DAVID VONCANNON  
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