

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

December 9, 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 7:04 p.m.

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

Absent: Dana Sayles, Vice Chair

o0o

Pledge of Allegiance

Chair Voncannon led the Pledge of Allegiance.

o0o

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 for Items Not on the Agenda had been received.

o0o

Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of November 18, 2020

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER BARBA THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 18, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

o0o

Order of the Agenda

No changes were made.

o0o

Public Hearings

Item PH-1

PC - Consideration of a Site Plan Review (P2019-0291-SPR), Density and Other Bonus Incentives (P2019-0291-DOBI), Zoning Code Map Amendment (P2019-0291-ZCMA), Administrative Use Permit (P2019-0291-AUP) and Administrative Modification (P2019-0291-AM) for the Construction of a 5-Story Mixed-Use Development, consisting of 12 Dwelling Units, 6,820 Square Feet of Commercial Space, and Subterranean Parking at 3727 Robertson Boulevard (Project)

Sol Blumenfeld, Community Development Director, introduced the item and provided an overview on the origins of the project.

Gabriela Silva, Associate Planner, provided a summary of the material of record; noted two typos in the staff report relating to the lot area; and she stated that all references to the project site should indicate 6,108 square feet, and all references to the height should indicate 60 feet 9 inches.

Discussion ensued between staff and Commissioners regarding General Plan goals; the General Plan Update; carshare parking stalls; interfacing with adjacent properties; subsurface encroachments; density bonus concessions related to affordability level; ceiling height on the first floor; difficulty tenanting substandard height retail spaces; generators; affordability levels; accommodating the missing middle; the workforce unit; project feasibility; creating synergy with the employment base in the area; Average Median Income in Culver City; using affordable units to accommodate the workforce; widening; and encroachment.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited the applicants to speak to the Commission.

Bernard Ashkar thanked the City for their efforts with the project; discussed the evolution and length of the project; and making the project a Transit Oriented Development.

Jean-Pierre Boladian thanked staff for their help with the project.

Farnoosh Farmer provided a presentation on the project; discussed diversity in the neighborhood; the affordable and workforce units; the parcel; parking; retail, office, and residential usage; elevations; revitalization of the area; massing; materials; color palette; sustainability features; mobility measures; and architectural features.

Andy Weissman provided background on the project process and expressed appreciation to Mr. Blumenfeld, the City Council and staff for their help with the project.

Discussion ensued between project representatives, staff and Commissioners regarding bicycle storage; lighting; the art amenity; the landscape plan; the atrium; workforce housing rent levels; emergency power for the elevator; and potential encroachment on the front if Robertson Boulevard is widened.

There was no public comment.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER OGOSTA
THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding valid concerns about affordability; concern with the lack of a generator; space limitations; the interesting mix of uses; challenges with proper separation; project imagery; the concrete blocks; community benefit; concern with completeness of the design; the policy discussion; the residential parking ordinance; the unusually large number of waivers, concessions and bonuses requested on a single project; the need for housing; and turning an ordinary office building into a mixed use building.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER OGOSTA
THAT THE PLANNING COMMISSION ADOPT A CLASS 32 CEQA CATEGORICAL
EXEMPTION, APPROVE A SITE PLAN REVIEW, ADMINISTRATIVE USE PERMIT,
AND ADMINISTRATIVE MODIFICATION, AND RECOMMEND TO THE CITY
COUNCIL APPROVAL OF DENSITY AND OTHER BONUS INCENTIVES AND ZONING
CODE MAP AMENDMENT, FOR A 5-STORY, 12-UNIT MIXED-USE DEVELOPMENT,
SUBJECT TO THE CONDITIONS OF APPROVAL PER THE PROPOSED
RESOLUTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

o0o

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.

o0o

Receipt of Correspondence

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

o0o

Items from Planning Commissioners/Staff

Michael Allen, Current Planning Manager, indicated that the December 23, 2020 Planning Commission meeting had been cancelled.

o0o

Adjournment

There being no further business, at 8:35 p.m., the Culver City Planning Commission adjourned to a meeting to be held on January 13, 2021.

o0o



Ruth Martin del Campo for Susan H.

SUSAN HERBERTSON

SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED January 13, 2021



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.


Jeremy Green
CITY CLERK

25 Jan 2021
Date