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

March 27, 2019
7:00 p.m.

Call to Order & Roll Call

Chair Ogosta called the regular meeting of the Culver City Planning Commission to order at 7:04 p.m.

Present: Ed Ogosta, Chair
Andrew Reilman, Vice Chair
David Voncannon, Commissioner

Absent: Kevin Lachoff, Commissioner
Dana Sayles, Commissioner

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Pledge of Allegiance

Michael Allen, Planning Manager, led the Pledge of Allegiance.

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Consent Calendar

Item C-1

PC: Approval of Draft Planning Commission Meeting Minutes of February 13, 2019

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE MEETING OF FEBRUARY 13, 2019.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

Public Comment for Items Not on the Agenda was heard after Item PH-2, which was moved ahead of Item PH-1.

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Public Hearings

Item PH-2

PC: Conditional Use Permit, P2018-0071-CUP, and Administrative Use Permit P2018-00710-AUP, for the Implementation of Two and Three Level Parking Stackers and Tandem Parking to Support the Parking Needs of an Existing Media Production Facility at 10950 Washington Boulevard in the Commercial Regional Business Park (CRB) Zone

Chair Ogosta reported a request to defer the item.

Heather Baker, Assistant City Attorney, noted that due to Commissioner conflicts, a quorum was not present to hear the item, however an action was necessary and appropriate to continue the matter.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNINNG COMMISSION CONTINUE THE ITEM TO APRIL 10, 2019.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda

Chair Ogosta invited public input.

No cards were received and no speakers came forward.

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Item PH-1

PC: Consideration of Zoning Code Amendment P2019-0058-ZCA, Establishing "Corporate Housing" as a New Permitted Land Use with New Definition, Use and Development Standards, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code: Section 17.220.015 - Commercial District Land Uses and Permit Requirements, 17.320.020 - Number of Parking Spaces Required, 17.400 - Standards for Specific Land Uses, and 17.700.010 - Definitions

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

Discussion ensued between staff and Commissioners regarding affects to tax revenue; new employees; the need for longer term accommodation; clarification that tax is only collectible for 30 days as after that the stay is no longer considered a hotel stay; state law vs. City ordinances; different traffic patterns with different uses; and accommodating new employees in the City.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Ogosta invited public comment.

No cards were received and no speakers came forward.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding support for the proposed changes and generating City revenue from a key tax.

MOVED BY VICE CHAIR REILMAN AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONING CODE TEXT AMENDMENT AS IT RELATES TO ESTABLISHING A NEW USE DEFINITION AND USE STANDARDS FOR CORPORATE HOUSING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda (Continued)

Chair Ogosta invited public input.

No cards were received and no speakers came forward.

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Receipt of Correspondence

None.

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Items from Planning Commissioners/Staff

Commissioner Voncannon reported on his experiences at Planning Academy; discussed legislative and budget updates; ambitious housing production goals set by the government; affordable housing tax credits; multi-family moderate income loan programs; emergency homeless funding; assistance for homeless individuals to access federal disability funds; streamlining California Environmental Quality Act (CEQA) requirements for homeless shelters; leasing space under Caltrans Rights-of-Way for homeless shelters; increased oversight of housing development for cities; reassessing and redistributing Regional Housing Needs Assessment (RHNA) needs and requirements for cities; the number of cities in California meeting their RHNA goals; additional funds

distributed to local agencies that meet unspecified milestones associated with advanced planning and housing to increase housing production; SB 35; local approval; Accessory Dwelling Units (ADUs); administrative approvals; single family homes and higher density homes close to transit; SB 50, up-zoning around transit; limits to single family zoning around transit; limited parking requirements; bonus incentives for low to moderate income housing next to transit; concern with taking away local control; SB 330 which prohibits down zoning; impact fees; reduced fees for affordable housing; the inability of a City to impose a moratorium; prohibiting design standards that are more costly than those currently in effect; a proposal to bring back redevelopment agencies; requirements to establish a redevelopment agency; he indicated that he would forward the presentation to Michael Allen, Planning Manager, for distribution; he discussed other sessions that he attended; and available resources.

Michael Allen, Planning Manager, discussed upcoming items to be considered by the Planning Commission and scheduling; the upcoming joint Commission/City Council meeting; and places to visit on the Planning Commission tour scheduled for May 17.

Sol Blumenfeld, Community Development Director, discussed new developments and how best to address them; examining existing developments on what has succeeded and what has not; and commercial abutting residential.

Commissioners discussed dates and availability.

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Adjournment

There being no further business, at 7:36 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, April 10, 2019, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED 6/12/19

ED OGOSTA
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

14 JUN 2019
Date