

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

February 10, 2021
7:00 p.m.

Call to Order & Roll Call

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

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

Absent: Ed Ogosta, 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 for Items Not on the Agenda.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of January 13, 2021

MOVED BY COMMISSIONER REILMAN AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 13, 2021 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearing Items

Item PH-1

Development of a Three (3) Unit Townhome Style Subdivision and an Exception to Certain Subdivision Requirements at 4044 Madison Avenue in the Residential Medium Density (RMD) Zone (P2020-0249-ASPR, P2020-0249-TPM)

Michael Allen, Current Planning Manager, introduced the item.

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

Discussion ensued between staff and Commissioners regarding provisions for photovoltaic in the roof plan; code requirements; Conditions of Approval; Condition 111; objections to changes after construction starts; providing flexibility to make interior changes and retain review of exterior appearance; concern with creating a burdensome situation for staff and Commissioners; frequency of the issue; staff review and approval of minor modifications to a project; providing notice to the

Commission regarding potential issues; changes to the interior that create changes in the façade; unintended consequences; structural reasons for changes; concern with the Commission having to review changes that will not be visible by the general public; adding qualifying language to ensure that changes to room configurations that alter or modify the façade or exterior must be reviewed; concern with giving the developer latitude that could be problematic; staff support for maintaining the condition; the importance of ensuring that what is approved is what is built, whether it is commercial or residential; being systematic about changes being made; the code section in Condition 99 that covers changes that can be approved by staff vs. by the Commission; incremental changes made without the knowledge of staff; ensuring that any changes moving forward are considered; and staff support for remaining consistent with the current code language.

Additional discussion ensued between staff and Commissioners regarding suggested changes to the language; involvement of the Commission in the façade; interior changes; the effect of room configuration on the façade; the code provision; the absence of Commissioner Ogosta; and ensuring that nothing is unnecessarily permissive or prohibitive.

Heather Baker, Assistant City Attorney, proposed the following wording: "Modification to the façade or room configuration that results in façade changes must be approved by the Planning Commission."

Additional discussion ensued between staff and Commissioners regarding Commissioner support for the wording proposed by the Assistant City Attorney; the modification to Condition 100; standard vs. special conditions; seismic shutoff valves; and formal adoption of standard conditions.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following members of the public addressed the Commission:

Brian Silveira, Applicant Representative, provided a presentation on the 4044 Madison Avenue project; discussed small lot subdivisions; landscaping; setbacks; materials; color choice; articulation; breaking up the massing; window placement; privacy; the roof deck; and concerns voiced by Commissioner Reilman regarding solar photovoltaic.

Ken Payson, Payson Denney Architects, discussed solar energy requirements for the project.

Sol Blumenfeld, Community Development Director, indicated that he would have to consult the Building Official for the most up-to-date information regarding solar energy requirements.

Brian Silveira indicated that they would be happy to accommodate solar if it is required.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding prescriptive requirements for photovoltaic systems; support for the project as providing opportunities for homeownership; the feeling that projects of this size should not come before the Commission; and appreciation for the approach to reducing the massing, the articulation, the façade, the setback, neighborhood impact, thoughtful design, landscaping, appropriate zoning, and residential medium density.

MOVED BY COMMISSIONER BARBA AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION: 1) ADOPT CLASS 3 AND 15 CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; 2) APPROVE ADMINISTRATIVE SITE PLAN REVIEW P2020-0249-ASPR AND TENTATIVE PARCEL MAP NO. 83372, P2020-0249-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2021-P002, AND, 3) RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN EXCEPTION TO A SUBDIVISION DESIGN STANDARD (CCMC SECTION 15.10.700.C) REGARDING LOT FRONTAGE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

PC: Development of a Four (4) Unit Residential Condominium at 4095 Sawtelle Boulevard in the Medium Density Multiple-Family Residential (RMD) zone (P2020-0188-TPM, P2020-0188-ASPR)

Michael Allen, Current Planning Manager, introduced the item.

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

Vice Chair Sayles disclosed that her office is located a half block from the location, but she had been advised that there was no conflict of interest other than a leasehold, and she did not have an issue acting objectively in the matter.

Heather Baker, Assistant City Attorney, concurred, noting that they had reviewed the Fair Political Practices Commission (FPPC) rules regarding leasehold interest and determined that there was no legal conflict of interest in this case.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Daniel Bibawi, Scala Architects, began the project presentation but had sound issues.

Adi Cohen, Mercury Construction, Inc., provided a presentation on the project; discussed the location; the greenscreen; project materials; the layout of the roof decks; privacy; solar panels; parking; electric chargers; and landscaping.

Discussion ensued between project applicants, staff and Commissioners regarding garage doors; trash, recycling and green waste bins; and addressing neighbor concerns regarding fencing.

Ruth Martin del Campo, Administrative Clerk, read a public comment submitted by:

Pangyu Tend requested that the fence height of the property be built to the City maximum limit of six feet to provide privacy between neighbors.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding support for additional units in the City; appreciation for breaking up the massing; landscaping plans; potential safety issues if one has to back out of the ramp; current requirements; enabling density; pedestrian safety; appreciation for the solar photovoltaic area on the roof, usable balconies, and for the stucco accents; adding perimeter landscaping to the northerly façade; trash rooms for individual bins on the corner of Sawtelle and Herbert; site constraints; the green strip in the rendering; the landscape plan; additional articulation to break up the massing; and support for modifying Condition 111 as was done to Condition 100 in Item PH-1.

MOVED BY COMMISSIONER BARBA AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION ADOPT A CATEGORICAL EXEMPTION PURSUANT TO CEQA SECTION 15303 AND 15315, CLASS 3 AND 15, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES AND MINOR LAND DIVISIONS, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT AND 2) APPROVE TENTATIVE PARCEL MAP NO. 2018-82779, P2020-0188-TPM AND ADMINISTRATIVE SITE PLAN REVIEW P2020-0188-ASPR, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2020-P001.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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 for Items Not on the Agenda.

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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, reported that the February 24, 2021 meeting would be cancelled as there were no items to consider, and he discussed items to be considered for the following three meetings.

Vice Chair Sayles indicated that she would not be present for the March 24 Planning Commission meeting.

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Adjournment

There being no further business, at 8:23 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on March 10, 2021.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED _____

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

Date