

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

June 9, 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 7:02 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.

The following members of the public addressed the Committee:

Anissa Di Vincente, Equity and Human Relations Advisory Committee Member, invited everyone to attend the Juneteenth Celebration on June 19 via WebEx, and she described the event noting that additional information was available on the City website.

Kimberly Ferguson discussed living and working in the same City; her experience purchasing a home; creation of

affordable housing and housing for the homeless; the proposed blanket change in R1 zoning; she noted the need to find a solution without destroying the family neighborhood feel of the City; observed that Culver City was one of the best located predominantly residential cities; discussed diversity; the warm neighborly atmosphere; fear mongering tactics being used by the proponents of the changes; the evolution of the City; the need for thoughtful redesign with higher density housing areas; ensuring that developers adhere to guidelines; the small percentage of affordable housing units built within projects; the definition of affordable housing; and she hoped that the Planning Commission would take those issues into consideration when working on redesign.

Chair Voncannon invited Ms. Ferguson to reiterate her comments at the Joint City Council/Planning Commission meeting on June 23 where the issue would be discussed.

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#### **Consent Calendar**

Item C-1

#### **Approval of Draft Planning Commission Meeting Minutes of April 28, 2021**

MOVED BY COMMISSIONER REILMAN, SECONDED BY VICE CHAIR SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 28, 2021 AS SUBMITTED.

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Item C-2

#### **Approval of Draft Planning Commission Meeting Minutes of May 12, 2021**

Discussion ensued between staff and Commissioners regarding documenting informational items vs. action items in the minutes; the fact that the Commission did not need to take an action; whether the extent of the documentation was necessary; clarification that minutes are still to be taken in summary, even if no action is approved; and consistency

with the direction given to the consultant by the City Clerk's office.

MOVED BY VICE CHAIR SAYLES, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 12, 2021 AS SUBMITTED.

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### **Order of the Agenda**

No changes were made.

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### **Public Hearing Items**

Item PH-1

**PC - Consideration of a Modification to Previously Approved Site Plan Review, P2021-0077-SPR/M, to Allow Change of Use from Retail/Restaurant to Office at an existing Eight-Story Office-Retail Mixed-Use Building at 10000 Washington Boulevard in the Commercial General (CG) Zone**

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

Michael Allen, Current Planning Manager, discussed efforts to tenant the space; clarification that the project is outside of the downtown zone and not subject to restrictions applicable to downtown; consistency of the project with the zoning; and the intent to activate the ground floor.

Sol Blumenfeld, Community Development Director, discussed efforts to generate a pedestrian friendly design; the occupancy permit; and efforts to comply with the Conditions of Approval.

MOVED BY VICE CHAIR SAYLES, SECONDED BY COMMISSIONER BARBA 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:

Eric Brown, LBA Realty, provided background on the project; discussed efforts to tenant the spaces; long term goals; activating the street frontage; leasing of office space; the Equinox space; retail storefronts; signed leases; parking; entitlements; restaurants; and changes to the market since the inception of the project.

Discussion ensued between staff and Commissioners regarding length of time for the process to identify tenants; interest in smaller spaces; design considerations for restaurants; ground level activation; inviting human scale transportation; feedback on City revenue for the two spaces; a suggestion to add a condition prohibiting the frosting of windows; maintaining visible activity in the space; the challenge of mandating design to tenants; previously agreed to conditions; current negotiations with tenants; concern with imposing onerous conditions; change of use issues; the original entitlement; the issue of ground floor use; code requirements vs. Conditions of Approval; repeated issues of ground floor use; and the disappearance of retail in many areas.

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

Additional discussion ensued between staff and Commissioners regarding activation of the ground floor with a public art piece; lighting; landscaping; and alternative uses other than retail.

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**Recess/Reconvene**

Chair Voncannon called a brief recess from 8:01 p.m. to 8:13 p.m. to allow Information Technology to reboot the system.

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Item PH-1  
(Continued)

**PC - Consideration of a Modification to Previously Approved Site Plan Review, P2021-0077-SPR/M, to Allow Change of Use from Retail/Restaurant to Office at an existing Eight-Story Office-Retail Mixed-Use Building at 10000 Washington Boulevard in the Commercial General (CG) Zone**

Additional discussion ensued between staff and Commissioners regarding encouraging smaller spaces; subsidizing retail spaces as an amenity to tenants and the community; recent modification to the Mixed Use Ordinance; the reduction to the threshold for ground floor retail; affordability requirements; linkage fees; collectives; ground level activation; differences in revenue for the City; a letter suggesting a condition whereby the use revert to restaurant/retail if the tenant gives up the space; the 2016 resolution; the requirement that the project comply with the plans on the original approval date; and unintended consequences.

Further discussion ensued between staff and Commissioners regarding adding a condition to require that 50% of the ground floor glazing remain transparent in order to keep the ground floor somewhat activated; support for the rendering; the rendering vs. the actual project; standard commercial uses vs. office uses; parking; concern with becoming the arbitrators of tenants in specific uses; concern with vacancies; purview; retail as a category; conformance with design standards and the site plan review; adapting to the current needs of the marketplace; design principles; disingenuous renderings; relief on the ground floor retail requirement; design improvements; approving the project with any future modifications subject to the discretion of the Planning Director for consistency with the site plan; a suggestion to approve the modification to the tenant space under consideration, with staff to return with other wording to address this and other projects struggling with tenanting; potential activators; transparency; privacy concerns; shades vs. permanent frosted glass; quantification to ensure that the first floor is not privatized; agreement that windows remain transparent but shades or blinds may be used and staff direction to look for more generalized wording to allow operators of buildings to change uses as appropriate as long as it is in keeping with the general intent of the property; providing that the use helps activate the streetscape; the activation metric; and wording in the resolution regarding proposed outdoor eating space.

MOVED BY VICE CHAIR SAYLES, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVE A SITE PLAN REVIEW MODIFICATION, SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL AS ADOPTED BY RESOLUTION NO. 2016-P007 AND RESOLUTION NO.

2019-P014 INCLUDING THE STIPULATION THAT WINDOWS REMAIN TRANSPARENT WITH POTENTIAL USE OF SHADES AND ADDITIONAL WORDING AS AGREED UPON BY THE COMMISSION.

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**Action Items**

Item A-1

**PC - Review and Discussion of Proposed Revisions to the Standard Conditions of Approval**

Jose Mendivil, Associate Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding standard conditions; new code requirements; mobility fees; consistency; ensuring that new conditions were not being applied to projects already approved with a certain set of conditions; work in the public right of way; holiday moratoriums as set by the City Council for any given year; making the restrictions more general in nature; coordination with the Public Works Department; a correction to a typographical error in Condition 8; adding clarification for abbreviations; and appreciation for adding a change to the Standard Conditions championed by former Commissioner Kevin Lachoff.

MOVED BY COMMISSIONER OGOSTA, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: RECEIVE AND DISCUSS PROPOSED REVISIONS TO THE STANDARD CONDITIONS OF APPROVAL AS AMENDED, AND DIRECT STAFF TO RETURN WITH FINAL REVISED STANDARD CONDITIONS FOR PLANNING COMMISSION APPROVAL AT A FUTURE MEETING.

Michael Allen, Current Planning Manager, thanked staff for their work on the item and indicated that the item would return before the Commission for formal adoption.

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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 upcoming agenda items and the meeting schedule.

Discussion ensued between staff and Commissioners regarding the scheduled to return to in-person meetings and potential hybrid meetings.

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**Adjournment**

There being no further business, at 9:15 p.m., the Culver City Planning Commission adjourned to a special joint meeting with the City Council to be held on June 23, 2021.

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RUTH MARTIN DEL CAMPO  
ADMINISTRATIVE CLERK 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