

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

July 14, 2021
7:00 p.m.

Call to Order & Roll Call

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

Present: Dana Sayles, Vice Chair
Nancy Barba, Commissioner
Jennifer Carter, Commissioner
Andrew Reilman, Commissioner

Absent: Ed Ogosta, Commissioner

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Pledge of Allegiance

Vice Chair Sayles led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Vice Chair Sayles invited public comment.

The following member of the public addressed the Committee:

Bryan Sanders expressed continuing concerns regarding proposed changes to R1 zoning in Culver City; discussed social media conversations about the issue; public reposting of screenshots of comments made in private Facebook groups; he expressed concern with behaviors and choices being made; issues coming to the surface as part of the conversation; concern that the benefits of the proposed changes have not been made clear; he questioned how affordable housing would be created; and he expressed hope that the Commission would make things more clear.

Discussion ensued between Mr. Sanders, staff and Commissioners regarding accusations; reporting of fact; concern with naming names; re-tweeting a screenshot of conversations happening in a private Facebook group; participation by City Council Members in the conversation; agreement of the Assistant City Attorney to communicate with Mr. Sanders; clarification that the Planning Commission has not been presented with anything to make decisions about; general discussions about the Housing Element of the General Plan; and additional public discussion on the item in the future.

Vice Chair Sayles indicated that the goodbye for former Chair Voncannon would be held at the next meeting and she asked that Item A-1 be considered before the Public Hearing Item.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of June 9, 2021

MOVED BY COMMISSIONER BARBA AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 9, 2021 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

Action Item A-1 was considered before the Public Hearing Item, and Public Comment for Items NOT in the Agenda was heard after the Pledge of Allegiance and again after Item PH-1.

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Action Items

Item A-1

PC - 1) Selection of the Chair and Vice Chair; and (2) Appointment of Members to the Board of Zoning Adjustment and Community Development Block Grant Advisory Committee

Vice Chair Sayles welcomed Jennifer Carter to the Commission and requested that the other appointments be made at the next meeting when Commissioner Ogosta could be present.

Commissioner Carter expressed eagerness to serve.

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER BARBA THAT THE PLANNING COMMISSION: SELECT VICE CHAIR SAYLES TO SERVE AS CHAIR OF THE PLANNING COMMISSION FOR FISCAL YEAR 2021-2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY CHAIR SAYLES AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION: SELECT COMMISSIONER BARBA TO SERVE AS VICE CHAIR OF THE PLANNING COMMISSION FOR FISCAL YEAR 2021-2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding resumption of in-person meetings and postponement of other appointments.

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Public Hearing Items

Item PH-1

PC - Consideration of a Tentative Parcel Map No. 83431 for the Subdivision of a Two (2) Unit Residential Condominium at 9300 Lucerne Avenue

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

Discussion ensued between staff and Commissioners regarding condo conversions vs. subdivisions; processing; small lot subdivisions; administrative approvals vs. Commission jurisdiction; subjectivity to normal conditions; clarification that the project is otherwise conforming; Covenants, Conditions, and Restrictions (CC&Rs) required as part of parcel map processing; common areas; site plan review; and parking.

Manuel Mancha, applicant, discussed details of the project; CC&Rs; rental units vs. separate ownership; owners who share a common area; promoting ownership; and code compliance.

Discussion ensued between staff and Commissioners regarding clarification that the existing parcel could not be subdivided any further and still comply with minimum lot standards and building codes; the air rights subdivision process; creation of a non-conforming condition; and minimum development standards.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated no requests for public comment.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding support for being able to use the small lot subdivision to provide opportunities for home ownership at scale; legislation at the state level; support for simplification of the process; clarification regarding the formal approval process; and resistance to previous projects.

MOVED BY VICE CHAIR BARBA AND SECONDED BY COMMISSIONER REILMAN
THAT THE PLANNING COMMISSION: 1) ADOPT A CATEGORICAL EXEMPTION PURSUANT TO CEQA SECTION 15315, CLASS 15, MINOR LAND DIVISIONS, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT AND 2) APPROVE TENTATIVE PARCEL MAP NO. 83431, P2021-0095-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2021-P006.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda (Continued)

Steve Siegel discussed the mixed-use potential designation on Culver; public notice; concern with a lack of respect for the neighbors; and resident opposition to the proposed change.

Heather Baker, Assistant City Attorney, clarified the ability of the Commission to respond to the speaker.

Commissioner Reilman discussed surrounding uses; densification; walkable ground floor retail; respect for the rest of the City; and community benefits to expansion.

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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 consideration of the parking amendment and the Housing Element; length of time to consider the Housing Element; past experience; items to be considered; the expected robust public comment period; misinformation; off-topic comments; ensuring there is enough time to properly consider everything; separate consideration of the parking amendment; and Committee assignments.

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Adjournment

There being no further business, at 8:15 p.m., the Culver City Planning Commission adjourned to a meeting to be held on July 28, 2021.

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RUTH MARTIN DEL CAMPO
ADMINISTRATIVE CLERK of the CULVER CITY PLANNING COMMISSION

APPROVED _____

DANA SAYLES
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