

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

April 26, 2023
5:30 p.m.

Call to Order & Roll Call

Chair Barba called the special meeting of the Culver City Planning Commission to order at 5:33 p.m. in Council Chambers and via Webex.

Present: Nancy Barba, Chair
Ed Ogosta, Vice Chair
Jennifer Carter, Commissioner
Stephen Jones, Commissioner

Absent: Andrew Reilman, Commissioner

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Pledge of Allegiance

Chair Barba led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Barba invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that Bryan Sanders had signed up to speak but was not present online.

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Receipt of Correspondence

Ruth Martin del Campo, Administrative Secretary, reported that no correspondence had been received.

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Consent Calendar

Item C-1

**PC - Approval of Draft Planning Commission Meeting Minutes of
January 25, 2023**

MOVED BY COMMISSIONER JONES AND SECONDED BY COMMISSIONER CARTER
THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING
COMMISSION MEETING MINUTES OF JANUARY 25, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

**PC - Approval of Draft Planning Commission Meeting Minutes of
February 8, 2023**

MOVED BY VICE CHAIR OGOSTA AND SECONDED BY COMMISSIONER CARTER
THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING
COMMISSION MEETING MINUTES OF FEBRUARY 8, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

PC - Discussion of City-wide Multi-family and Mixed-Use Objective Design Standards

Erika Ramirez, Current Planning Manager, introduced the item and the consultants.

John Moreland, Rincon Consultants, introduced the project team; provided an overview of the presentation; discussed creation of multi-family and mixed-use objective design standards to streamline development; the need for Commission feedback; applicability; and he indicated that height and density would not be part of the process.

Lilly Rudolph, Rincon Consultants, discussed California state legislation prompting development of the design standards; design guidelines vs. design standards; design standards vs. development standards; discretionary vs. ministerial review; tools to develop objective standards; ratios; step backs; defining objective design standards; design elements to consider; the process; she presented pictures of mixed-use and multi-family residential development; discussed compatible and incompatible design features; and the need for feedback from the Commission in development of the design standards.

Discussion ensued between staff and Commissioners regarding Commission feedback provided on objective design standards at the meeting of April 13, 2022 to consider Multi-Family Mixed-Use Development Guidelines Related to Project Streamlining; staff agreement in April 13, 2022 to return with the revised version of the document for additional Commission consideration; the consultant hired in December 2022; creating something that is more in line with state regulations; concern with having to repeat previous comments; a suggestion that the consultant review and consider the document, meeting minutes, and video of the April 13, 2022 meeting; concern with starting all over again; the feeling that it would be helpful to have something to start with; and previous Commission concern that the guidelines were still too much like guidelines.

Vice Chair Ogosta proposed that the consultants review the prior meeting, and indicated that he would not be able to vote on the item.

Additional discussion ensued between the consultant, staff and Commissioners regarding appreciation for comments from the Vice Chair; staff agreement to receive new comments and compare with previous comments; consideration of examples and proposals rather than a blank page; avoiding standards that could make construction more costly or render certain densities less feasible and make construction more carbon-intensive; operational energy; allowing ministerial approval of projects that make the City a better place but also meet sustainability and housing production goals; Commissioner willingness to share marked up documents with staff; a suggestion that the consultant research what other cities are doing; adapting things that already work well; getting away from design guidelines and more toward a checklist for effective ways of building; placing less of a focus on accommodating cars; ensuring that the process is not overly complicated; form-based codes; deviations; retaining consistency; acknowledging the new standards; allowing amendments; providing a menu-based approach; inclusion of sustainability elements; ensuring appropriate step backs and privacy measures; flexibility to allow architects and designers to create the design through the process while still having good design principles; inclusion of basic minimums; articulation along public streets; basic prohibitions and minimum requirements; the option-based approach; inclusion of minimum standards; feedback; noticing requirements; availability for public review and comment; solicitation of developer feedback and feedback from the design community; referencing the document in the code rather than making it part of the code; the period of time for feedback; design standards; concern with over-articulated buildings; empty articulation; advocating for a maximum of four articulations; doing more with less; ensuring more impact; successful buildings; use of variations in texture to provide variety; variation of massing; creating something interesting; percentage of the elevation that needs to push in; maximizing out the floorplate to meet the code; balcony depths; setting minimums to ensure a habitable balcony; concern with stylistic restrictions and mandating pitched roofs; diversity of the people and architecture in the City; internationally known architecture in the Hayden Tract; making an impact; being striking and interesting; trying harder on corners; and allowing for variety and oddities.

Chair Barba invited public comment.

The following member of the public addressed the Commission:

Andrew Flores expressed appreciation for the presentation, feedback, and dialogue; questioned what the previous tour was based on; discussed examples given; objective design standards vs. development standards; providing a better explanation of development standards; SB 35; SB 423; state legislation regarding objective design standards; the potential need for an update with the sunset of legislation; creating a broader range of affordability; and internationally known architecture in the Hayden Tract.

Additional discussion ensued between staff and Commissioners regarding concern with requirements that create added costs; tradeoffs between quality, getting it done, and getting it done sustainably; new state laws influencing standards going forward; Tilden Terrace; providing examples that illustrate the boundaries of the guidelines; streamlining the process while encouraging good design; step backs; tiering; full length windows; Juliet balconies; meeting open space requirements; reverse engineering principles to create a set of criteria; SB 35; state law; SB 330; objective design standards; objective and quantifiable measures; clarification that subjective criteria does not apply anymore; the sunset of SB 330 in 2030 and SB 35 in 2035; legislation to push the sunsets later; design criteria for rooftop decks; screening; integration into residential neighborhoods; modern architecture; the prohibition of rooftop decks on a sloped roof; compliance with building code requirements; rooftop projections; integration of stairwells into roof design; height limits to restrict the rooftop stairwell; requirements to pull the roof decks in on the sides so they do not loom over neighboring properties; providing buffers on the edges; use of planters; establishing privacy standards; step backs for multi-family near single family homes; additional costs for step backs; commercial corridors; side conditions with a single family next to a commercial property; maintenance of code requirements to address mixed-use immediately adjacent to R1; the purpose of the item to get feedback; clarification that current development standards would not be changed; variations by jurisdiction; neighborhood compatibility guidelines; development vs. design standards; the existing code; commercial development standards; clarification that step backs are not required in residential zones; concern with requirements that increase costs and decrease square

footage; minimum requirements; factoring in atypical lot configurations; concern with specializing things too much; using a point system; providing flexibility and guidance; architectural styles; colors; materials; minimum criteria; requiring a minimum of two and a maximum of four materials and color choices; uniformity of housing; allowing buildings that are indicative of community values and culture to stand out; formulaic buildings that are going through the motions; creating simple and clear buildings; balcony railings; bicycle storage; providing communal space for people to gather in the building; dead space on the outside of the building; the code requirement for outdoor space for each unit; the Apple Building; window frames; window criteria; level of detail; articulation with window depth; added costs with inset windows; flush windows; requiring a percentage of insets or feature windows; opposition to requiring design elements that cost more; varying the size of a percentage of the windows; design criteria for open space based on size; regulations for common open space for multi-family projects; and requirements for types of open space.

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Public Comment - Items NOT on the Agenda (Continued)

Chair Barba invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that Bryan Sanders had signed up to speak but was not present online.

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Items from Planning Commissioners/Staff

Discussion ensued between staff and Commissioners regarding meeting schedule and the tour of the Culver Studios on May 10.

Chair Barba reported attending the Planning Commission Academy noting that it was very informative and she recommended it to her fellow Commissioners; discussed differences in the way jurisdictions handle legislation; Planning Commissioner Bingo; and she noted that the Academy was held once per year.

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Adjournment

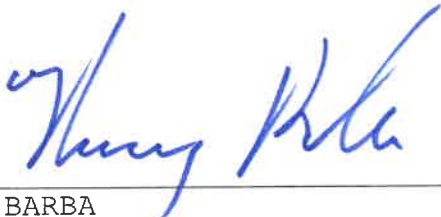
There being no further business, at 7:36 p.m., the Culver City Planning Commission adjourned.

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RUTH MARTIN DEL CAMPO
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED June 14, 2023



NANCY BARBA
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 Bocchino
CITY CLERK

28 JUN 2023
Date