

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

October 26, 2016
7:00 p.m.

Call to Order & Roll Call

Chair Voncannon called the meeting of the Planning Commission to order at 7:00 p.m.

Present: David Voncannon, Chair
Kevin Lachoff, Vice Chair
Ed Ogosta, Commissioner
Dana Amy Sayles, Commissioner
Scott Wyant, Commissioner

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham, Planning Manager.

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Comments for Items NOT on the Agenda

Chair Voncannon invited public input.

No cards were received and no speakers came forward.

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Consent Calendar

Item C-1

Approval of Draft Minutes - September 14, 2016

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 14, 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, SAYLES, WYANT
NOES: NONE
ABSTAIN: VONCANNON

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Item C-2

Approval of Draft Minutes - September 28, 2016

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY VICE CHAIR LACHOFF THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 28, 2016.

AYES: LACHOFF, OGOSTA, VONCANNON
NOES: NONE
ABSTAIN: SAYLES, WYANT

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Public Hearings

Chair Voncannon announced Item PH-1 would be moved to the end of the agenda.

Item PH-2
(Out of Sequence)

Site Plan Review, P2016-0139-SPR, Administrative Use Permit, P2016-0139-AUP, and Administrative Modification, P2016-0139-AM, to construct a 3-story, 62,558 sq. ft. office, research and development, and laboratory building and detached five level parking structure, including tandem parking, and a modification for height at 9919 Jefferson Boulevard in the Industrial General (IG) Zone

Gabriela Silva, Associate Planner, provided a summary of the material of record.

Thomas Gorham, Planning Manager, discussed the noise analysis; request for additional modifications from National Public Radio (NPR) for the construction period; modifications to Condition 80; the requirement to prepare an updated noise and vibration study to evaluate potential construction

impacts and provide mitigation measures; the requirement to work with NPR; visual impacts of the building from the adjacent residential neighborhood; the view shed; clarification that there is no view preservation ordinance in the City; the previous project approved for the site; the sewer easement that prohibits utilization of an efficient subterranean parking structure; clarification that the building meets the code requirements for height with a minor modification for the grade; the minimal obstruction of the ridge; increasing the number of long-term bicycle parking spaces on site; and directional corrections on Conditions 44 and 45.

Sol Blumenfeld, Community Development Director, pointed out that even a two-story building would block the ridge line.

Discussion ensued between staff and Commissioners regarding clarification on the orientation of the structure walls; adding a condition to require a noise complaint hotline; potential impact to existing underground cabling; potential parking structure glare; adding an eco-mesh panel; screening at the rear of the parking structure; the parking management plan; utilization of surplus parking; onsite parking attendants; adding a crosswalk on Jefferson; stand-alone impacts with the Cumulus Project; and traffic impacts and improvements.

MOVED BY CHAIR VONCANNON, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Craig Knickerbocker, Nantworks Companies, provided background information on his company; explained the proposed usage of the site; introduced the architects associated with the project; reviewed the conditions of approval; reported meeting with Sol Blumenfeld regarding NPR noise concerns; announced a last minute condition from NPR that, if heeded, could cause the applicant to look to build elsewhere; and he thanked staff for their hard work on the item.

Brian Tishner, architect, provided a presentation on the project; reviewed the objectives of the project; discussed

landscaping; the site plan; key features; and structure details.

Discussion ensued between the applicant, staff and Commissioners regarding the anticipated number of people working in the building; car charging stations; bike storage; percentage of employees who would bike to work; the eco-mesh on the parking structure; garage lighting; prevention of lights inside the garage from shining into surrounding areas; potential users of the parking structure; feedback from NPR when the first phase was constructed; construction activity in the area; similarities with the Platform design; incorporating lighting mitigations into standard conditions; ventilation requirements; the campus-wide plan for shared parking; laboratory infrastructure; the signal and proposed crosswalk; topography; mitigating the large feel of the building; flex parking; the length of the construction period for the garage and the building; floorplans; and the type and maturity of the proposed trees.

Kimberley Noweta, planner for the applicant, discussed comments received by the community; visibility; landscaping; NPR concerns; she asked that the original language be used for Condition 80 and that recent changes to Condition 90 be struck; she agreed to the NPR request for quiet hours between 1:30 p.m. and 4:00 p.m.; discussed the noise buffer; voiced support for the remainder of the conditions as discussed with staff; and discussed lighting noting that day-to-day business at the completed buildings would be done by 8:00 p.m.

Additional discussion ensued between the applicant and Commissioners including what could be done during quiet hours; the amount of drilling anticipated; issues at NPR's Washington D.C. studios; and concern with giving NPR power over their timeline and schedule.

Chair Voncannon invited public comment.

The following members of the audience addressed the Planning Commission:

Jonathan Durant, NPR Facilities Director, indicated willingness to work together; expressed appreciation for the quiet hours; concern with using the 2008 study as conditions have changed; discussed live broadcasts; and he asked for a new study as requested.

Ken Mand, resident, felt the NPR request was not unreasonable; expressed concern with the contentious nature of the disagreement and the potential for rules to be broken; neighbor concerns with the scale and massing of the building; and he asserted that the overall scale of the project could be reduced if the courtyard space were utilized.

Thomas Gorham, Planning Manager, reminded the Commission that the open space referred to is the sewer easement which precludes any building there.

MOVED BY COMMISSIONER SAYLES, SECONDED BY VICE CHAIR LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between the applicant, staff and Commissioners regarding clarification of Condition 80 and proposed revisions, and the 2008 study.

Sol Blumenfeld, Community Development Director, read revised wording: "The applicant shall obtain updated operations information from the adjacent National Public Radio studio and production facility, e.g. hours of operation, and locations of sensitive activities such as recording and broadcasting, and update the noise study and submit to the Planning Division and NPR for review, and implement any recommended mitigation measures."

The applicant and NPR representative agreed on the revised wording as read by Sol Blumenfeld, Community Development Director.

Additional discussion ensued between staff, the applicant and Commissioners regarding changes to wording; clarification that an update is not the same as a new study; whether Condition 94 would be superseded by the revision to Condition 90; the 50 foot zone; clarification on the discrepancy regarding quiet hours; the applicant requested that Condition 94 reflect the agreed upon quiet hours of 1:30 p.m. to 4:00 p.m.; size of parking structure; usage of parking structure vs. number of spaces; ridesharing and bike usage; carpooling; incentives; support for the usage and architecture; Condition 22, repaving Jefferson Boulevard; traffic impacts; support for the sewer easement; collaboration between Nantworks and NPR; electric car charging on site; impacts of the projects along the Creek on potential recreational uses of Ballona Creek; lighting design; safety; the added condition for a

noise hotline for NPR to call; and marking utilities and sewer and the Construction Management Plan.

MOVED BY VICE CHAIR LACHOFF, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1. ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) BASED ON THE INITIAL STUDY FINDING THAT THE PROJECT, WITH THE MITIGATION MEASURES INCORPORATED, WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT (ATTACHMENT NO. 2); AND

2. APPROVE SITE PLAN REVIEW, P2016-0139-SPR, ADMINISTRATIVE USE PERMIT, P2016-0139-AUP, AND ADMINISTRATIVE MODIFICATION, P2016-0139-AM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P018 (ATTACHMENT NO. 1) AS AMENDED.

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Item PH-3

Zoning Code Map Amendment, P2016-0087-ZCMA; Site Plan Review, P2016-0087-SPR; Density Bonus, P2016-0087-DOBI; and Administrative Modification P2016-0087-AM, for the construction of a proposed mixed-use project consisting 15 residential units (including one very low income unit); 14,364 square feet of commercial space; and ground level and subterranean parking totaling 69 parking spaces located at 3434 Wesley Street

Peter Sun, Assistant Planner, provided a summary of the material of record.

MOVED BY VICE CHAIR LACHOFF, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Lorcan O'Herlihy, Lorcan O'Herlihy Architects, reviewed the details of the project using a slide presentation; discussed context; TOD aspects; scale of residential vs. commercial; ventilation between buildings; outdoor space and natural

light; shading; use of white metal outside to reflect ambient colors; planting and landscaping; and balconies.

Discussion ensued between the applicant staff and Commissioners regarding potential Fire Department issues with third floor egress; parking gates; and electric car charging stations to be included in the conditions of approval.

Ken Mand, resident, expressed support for the project but concern with the timing of the request and presentation for approval as it relates to the forthcoming TOD Visioning process; changes in zoning and exceptions; the notification radius; parking; the lack of a traffic study or CEQA review; and he asked for an added condition that the project be revisited depending on the outcome of the TOD Visioning process.

Meg Sullivan, resident, cautioned that they had not seen a presentation of the eastern, back-side of the property facing Helms where everything is two stories.

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

Additional discussion ensued between staff and Commissioners regarding clarification that information the back-side of the project is included in the document and in the architect's presentation; IG Zoning height limits; concern with the transformer on the sidewalk and bedrooms overlooking walkways; praise for the project; the project as an industrial/residential hybrid; articulation; the transitional nature of the area; bike path access; agreement to require 15 bike spaces for residential and 6 for commercial; clarification regarding the TOD Visioning Study; the inability to tie conditions to the outcome of the Visioning Study before it is completed; and adding conditions for 21 total bike spaces, the gate, and electric car charging infrastructure.

MOVED BY COMMISSIONER OGOSTA, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1. ADOPT A CLASS 32 CATEGORICAL EXEMPTION FOR THIS PROJECT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15332 - IN-FILL DEVELOPMENT PROJECTS; AND

2. APPROVE SITE PLAN REVIEW, P2016-0087-SPR; AND ADMINISTRATIVE MODIFICATION, P2016-0087-AM, AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF ZONING CODE MAP AMENDMENT, P2016-0087-ZCMA AND DENSITY BONUS, P2016-0087-DOBI SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P017 (ATTACHMENT NO. 1) WITH STATED CONDITIONS.

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Recess/Reconvene

Chair Voncannon called a brief recess from 9:48 p.m. to 9:52 p.m.

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Item PH-1
(Out of Sequence)

Consideration of a Zoning Code Text Amendment (P2016-0077-ZCA) Amending Zoning Code Section 17.320.025 - Alternative Parking Provisions - Proposed amendments to allow automated and semi-automated parking in Commercial and Industrial Zones

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Discussion ensued between staff and the Commission including whether the parking could be retrofitted into existing buildings; a request to add an analysis of queueing and throughput to the operations plan; limitations of the system; short term parking requirements; issues with certain car types in the automated system used in West Hollywood; provisions for odd sized vehicles and handicapped vehicles; appreciation for stacker screening; and clarification that the item only applies to commercial developments at this point.

Sol Blumenfeld, Community Development Director, reviewed proposed changes including modification to Sections A and B regarding short term parking and accommodation in short term parking for odd sized vehicles and accessible spaces as well as adding the term throughput following queueing.

COMMISSIONER SAYLES MOVED THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING AND THE MOTION CARRIED UNANIMOUSLY.

Chair Voncannon invited public comment.

The following member of the audience addressed the Commission:

Melissa Kakuk, CityLift Parking discussed short-term parking and retrieval times; parking capacities; retail components; assignment of spots based on length of visit; access points; number of cars recommended per system; and ADA compliance.

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

Additional discussion ensued between staff and Commissioners regarding regulation; the ability to address short term parking; handling different durations of stay; and the review process.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER SAYLES, UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS WITH ADDITIONAL AMENDMENT LANGUAGE AS DISCUSSED.

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Public Comment for Items Not on the Agenda

Chair Voncannon invited public comment.

No cards were received and no speakers came forward.

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Receipt of Correspondence

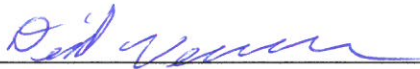
None.

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Items from Staff

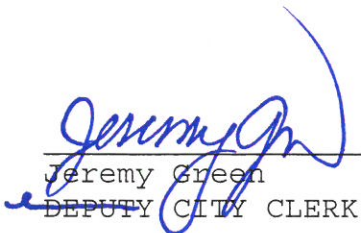
Thomas Gorham, Planning Manager, discussed scheduling and items to be considered at upcoming meetings.

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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.



Jeremy Green
DEPUTY CITY CLERK

5/1/2017

Date