

REGULAR MEETING OF THE  
PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

February 22, 2017  
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  
Dana Amy Sayles, Vice Chair  
Kevin Lachoff, Commissioner

Absent: Ed Ogosta, Commissioner  
Scott Wyant, Commissioner

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**Pledge of Allegiance**

The Pledge of Allegiance was led by Thomas Gorham.

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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 of November 9, 2016**

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR THE NOVEMBER 9, 2016 PLANNING COMMISSION MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

**Approval of Draft Minutes for the Joint Planning Commission  
and City Council Meeting of January 25, 2017**

This item was held for approval at a future meeting when a quorum of Commissioners present at the January 25, 2017 meeting is available to vote on the item.

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**Public Hearings**

Item PH-1

**Administrative Site Plan Review P2016-0035-ASPR; Tentative Parcel Map, P2016-0035-PM, for the Construction of a Two-Story, Three-Unit Condominium Development at 3873 Bentley Avenue in the Residential Medium Density Multiple Family (RMD) Zone**

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

The project architect reviewed specifics of the plan; addressed repaving of the sidewalks; discussed staggering of windows for privacy; parking garage ingress and egress; asserted the project was consistent with the neighborhood; detailed living and dining spaces; clarified that the air conditioning units on top of the building are screened off so the public does not see them; discussed roof access for each unit; addressing north elevation issues; changing the orientation of the wood and of the guard rails; making the columns more uniform; tree and plant proposals; and he asserted that the project is much better with the changes.

Discussion ensued between Commissioners and the applicant regarding previous comments made by the Commission; positive changes to the project; and appreciation for the assistance of staff.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding the marked improvement of the project; the resolution of driveway and landscaping issues; appreciation to the applicant and staff for their efforts; the use of wood rather than wood-like ceramic tiles; appreciation for the changes to colors and articulation; the labeling of certain conditions of approval as special; changing the language of condition 40 to specify that the trucks are hauling materials; clarification regarding seemingly inconsistent language on EV charging stations; California Green Building Codes; mobility and sustainability requirements; and permit parking districts and construction parking.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION:

1. ADOPT CLASS 3 AND CLASS 15 CATEGORICAL EXEMPTIONS FOR THIS PROJECT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL

STRUCTURES AND SECTION 15315 MINOR LAND DIVISIONS,  
RESPECTIVELY.

2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2016-0035-ASPR  
AND TENTATIVE PARCEL MAP, P2016-0035-TPM, SUBJECT TO THE  
CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P003  
(ATTACHMENT NO. 1).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

**Administrative Site Plan Review, P2016-0188-ASPR, and  
Tentative Parcel Map No. 74728, P2016-0188-TPM, for the  
Construction of a Four (4) Unit Condominium Subdivision at  
3832 Bentley Avenue in the Residential Medium Density  
Multiple Family (RMD) Zone**

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

Discussion ensued between staff and Commissioners regarding  
paving the alley behind the project.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following members of the audience addressed the  
Commission:

Ron Mandalia, Urban Design Specialists, reviewed changes to  
the project; discussed landscaping; patios; window alignment;  
and overall height reduction.

Discussion ensued between the applicant and Commissioners including appreciation for lowering of the garage; the drain and pump system for the garage; and ventilation for the garage.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between Commissioners including appreciation for the architecture; an assertion that the building resembles a house rather than a typical multi-family unit; and universal support and appreciation for the project.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION:

1. ADOPT A CLASS 3 AND CLASS 15 CATEGORICAL EXEMPTION FOR THIS PROJECT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES AND SECTION 15315 MINOR LAND DIVISIONS.

2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW, P2016-0188-ASPR AND TENTATIVE PARCEL MAP NO. 74728, P2016-0188-TPM, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P001 (ATTACHMENT NO. 1).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-3

**Administrative Site Plan Review and Tentative Tract Map, P2016-0177-ASPR and -TTM (with Map No. 69482), for the Creation of Three Lots and Construction of Two Condominiums on each lot for a total of Six Condominium units at 4227 Ince Boulevard in the Two Family Residential (R2) Zone**

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

Discussion ensued between staff and Commissioners regarding the need for clarification between Conditions 21 and 24 regarding EV charging stations, and confirmation that guest parking is not required on an R-2 lot.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Voncannon invited public comment.

The following members of the audience addressed the Commission:

Captain Bernardo Herzer, applicant, explained the usage would be mostly for his own family; asserted that adequate parking was provided and is beyond what is required; he presented letters in support of the project; announced plans for using solar and geo-thermal energy on the project; he asserted that the project is within the scope of what had been approved in 2008; and he introduced his architect and civil engineer to provide further details.

Jane Housden, HTH Architects, asserted the project fits in with the neighborhood with a classic design; she reviewed colors, materials and landscaping; and she detailed changes to the project made on staff's recommendation.

Discussion ensued between project representatives and Commissioners regarding whether the project was essentially the same as what had been previously approved; clarification

on the texture of the buildings; questions about the artist's rendering of the project; details on the geo-thermal aspect; mixing up elements to provide contrast to the elevations; the loss of street parking; clarification that the applicant is willing to provide EV charging stations; details on charging capacity of the EV charging stations; approving the correction condition; and types of chargers to be installed.

Larry Loughlin reported involvement in the project in 2008; he asserted that residents were not notified at the Commission level in 2008 and were unable to voice concerns until it was too late; he voiced concerns regarding traffic congestion; and he asserted the lot should remain R-2 rather than becoming R-6.

Beth discussed efforts to create a Rancho Higuera Neighborhood Association; asked that the lot remain R-2 as there is no compelling reason to give the project special treatment; voiced concern with traffic congestion in the area; pointed out that the City is obligated to implement the Low Impact Development ordinance under the Ballona Creek Watershed Management Plan; asserted that such a wide area so close to the Creek should not be paved; and she asked that the sycamore trees not be removed.

Donna LeBlanc expressed concern with limited street parking; asked that the R-2 lot not be split; voiced her opposition to the project; and presented video of traffic congestion in the area.

Holly Connors voiced concern with the traffic and parking in the area; discussed formation of the new Rancho Higuera Neighborhood Association; reported on local opposition to the project; expressed concern with setting a precedent; and strongly encouraged the Commission not to approve the project.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Commissioners regarding clarification that the project meets the standards for dividing an R-2 lot; landscaping and permeable pavers in the project; trees to be planted on the lot; and whether the two trees in question could be moved.

Further discussion ensued between Commissioners regarding the unique nature of the lot and the surrounding area; creating new housing in the City; whether those who spoke live next to the proposed development; the small area; recognizing unique conditions; support for the innovative site plan; whether two of the three driveways could be removed by using some of the interior landscaping area; an assertion that six units on an 18,000 square foot lot is very low density in the City; hope that the units do not become short term rentals; lack of cut-through traffic in the neighborhood; an assertion the project is in line with what the City wants; the project as being within the law; appreciation for the green aspects of the project; sycamore trees vs. elm trees; the finite time period for additional truck traffic during the Culver Studios remodel; removing Condition 24 in favor of Condition 21; preparing a tree survey on the project; a request to work towards removal of one or two driveways to preserve street parking with a staff report back on the status before permits are issued; and staff confirmation of the changes that include: removal of Condition 24, adding a condition to require a tree survey, work with the applicant to make adjustments to the two front garages to the eliminate drive approaches to the extent feasible, and return to the Commission with a status report as an informational item before any permits are issued.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION:

1. ADOPT A CATEGORICAL EXEMPTION AS STIPULATED IN CEQA SECTION 15332, CLASS 32 - IN-FILL DEVELOPMENT, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT; AND
2. APPROVE ADMINISTRATIVE SITE PLAN REVIEW P2016-0177-ASPR AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP, P2016-0177-TTM; SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P002 (ATTACHMENT NO. 1) AS AMENDED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:



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

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**Public Comment for Items Not on the Agenda**

None.

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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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**Items from Planning Commissioners**


Commissioners discussed the Screenland 5K on February 25.

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**Adjournment**

There being no further business, at 8:40 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, March 8, 2017, at 7:00 p.m.

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SUSAN YUN

SECRETARY of the CULVER CITY PLANNING COMMISSION

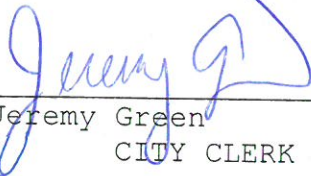
APPROVED 3/22/17



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

28 MAR 2017

Date