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

February 14, 2018
7:00 p.m.

Call to Order & Roll Call

Chair Sayles called the meeting of the Culver City Planning Commission to order at 7:01 p.m.

Present: Dana Amy Sayles, Chair, AICP
Ed Ogosta, Vice Chair
Kevin Lachoff, Commissioner
Andrew Reilman, Commissioner
David Voncannon, Commissioner

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Pledge of Allegiance

Sol Blumenfeld, Community Development Director, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Sayles invited public input.

No cards were received and no speakers came forward.

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Presentations

None.

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Consent Calendar

Item C-1

Approval of Draft Minutes of January 10, 2018

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF JANUARY 10, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC: Consideration of Zoning Code Amendment P2017-0227-ZCA, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Chapter 17.610 - Nonconforming Uses, Structures, and Parcels

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

Discussion ensued between staff and the Commissioners regarding consideration of comparable cities in the survey; the City of Los Angeles; restrictions; voluntary demolition vs. involuntary demolitions; legal nonconforming situations; insurance policies; financing considerations based on rebuild policies; concern that confusing language could be taken advantage of by a builder; the intention of the section; the ability to take language out of context; effects of the mansionization study currently underway to the building code in the near future; issues that need to be addressed; review time necessary; clarity needed for projects already in the

pipeline; projects that have taken advantage of the code; issues addressed in the mansionization study; the objective of the item; non-conforming uses and amendments; the appearance of conflicting definitions on demolition; staff clarification on the demolition language and intent; clarification that exterior wall and footprint are synonymous within the report; redefining terminology for clarification; and demolition capacity differences between an exterior wall vs. footprint.

Michael Allen, Planning Manager, read new language in section A1 to clarify that non-conforming properties due to density are also subject to the standards.

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

Chair Sayles invited public comment.

No cards were received and no speakers came forward.

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

Discussion ensued between staff and Commissioners regarding perimeter wall vs. building footprint; providing greater clarity; ordinances of other cities; support for using building footprint as the definition; potential for using the footprint to maximize the 50% demolition allotment; support for exterior wall definition; the tipping point of additional square footage; the key point as the percentage of wall removed; the intent to force new construction; other applications beyond single family; setbacks; table 6.1; having a trigger of 60% for compliance; the intent to use the exterior wall in percentage calculation; footprint vs. exterior wall differences; linear rather than square footage; outer perimeter measurements; detailed ordinance language on the matter from the City of Glendale; combining parameters for consideration; changing language in the report; clarification on rewording; the intention not to overburden; allowances under new language adding area to the calculation; exclusions; non-conforming provisions; allowances for architectural changes that do not add area; differences in building codes between Glendale and Culver City; structural offsets; changes that create non-conforming conditions;

amendment language intent towards exterior only; bad additions in the back of existing houses; complaints in the mansionization hearings of an insignificant amount of the original house being used; different readings of what constitutes 50%; making the code provision clear; Section 3 intent and explanations; changing from footprint to linear in measurement; adding flexibility in unique situations; an agreement to revise 3a to read: "50% or more of the linear wall or footprint, whichever is less"; restructuring continuation of use on the first page; suggested revision: "for purposes of this section, increase or enlargement of the area, space or volume being occupied or devoted to the non-conforming use shall mean increase in height, square footage, additions, additions to existing rooms, construction or new rooms, etc."; clarification that whichever is less means that both have to be over 50% in order to trigger the full demo; clarification that additions are separate; the need for a base year tied to the $50,000 threshold; commercial revitalization area; staff suggested the item be revisited for review of alternative wording; the parking ordinance; suggestions to staff on alternative wording; the intent to be less restrictive; clarification that the 50% measurement of an exterior wall is linear footage rather than surface area; whether the exterior wall surface area should be considered in two story houses; adding clarity to the new definition; new language for 3a from the Deputy City Attorney: "that results in more than 50% demolition of both the building footprint and exterior wall area, space, or volume being occupied"; and agreement by Commissioners to continue the item to a date not certain.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CONTINUE THE ITEM TO A LATER DATE.

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Action Items

Item A-1

PC - Review the Proposed Fiscal Year 2018-2019 Community Development Work Plans for the Current Planning Division

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

Discussion ensued between staff and Commissioners regarding prioritizing items within the work plan; imminent changes in the sign code and their impact; status of previous commercial parking amendment discussions; the City Council request for additional flexibility; compact parking standards; investigating Reach Code for future use; building code amendments; adding seismic gas shutoff valves as an amendment to the Building Plan; the Building Division Work Plan; clarification on the annual report to the Commission on development activity; quarterly reports; Planning Division meetings with related professions at the staff level; two upcoming joint meetings with the City Council and Planning Commission; Commission assessment of projects completed over the past year or two; haul routes and traffic control for the Steps and Ivy Station; monitoring of the two large projects running concurrently; concern with pedestrian traffic from Trader Joes towards the Mansion; the pedestrian management plan; and including One Culver in the Building Tour.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: RECEIVE INFORMATION ON THE PROPOSED FY 2018-2019 WORK PLANS FOR THE CURRENT PLANNING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

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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 Planning Commissioners/Staff

Michael Allen, Planning Manager, indicated that Brick and Machine would come before the Commission on February 28, 2018, and he reported that the Advanced Planning Staff would

make a presentation on next steps toward the General Plan update at the March 14, 2018 Planning Commission meeting.

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Adjournment

There being no further business, at 8:38 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 28, 2018, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED March 14, 2018

DANA AMY SAYLES, AICP
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

19 MAR 2018
Date