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

June 13, 2018
7:00 p.m.

Call to Order & Roll Call

Chair Sayles called the regular meeting of the Culver City Planning Commission to order at 7:00 p.m.

Present: Dana Sayles, Chair, AICP
Kevin Lachoff, Commissioner
David Voncannon, Commissioner

Absent: Ed Ogosta, Vice Chair
Andrew Reilman, 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

Meeting Minutes – February 28, 2018

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE DRAFT PLANNING MINUTES FOR THE MEETING OF FEBRUARY 28, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

Meeting Minutes – March 14, 2018

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE DRAFT PLANNING MINUTES FOR THE MEETING OF MARCH 14, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles expressed appreciation for the detail in the February 28, 2018 meeting minutes.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC: Administrative Modification, Administrative Use Permit, Site Plan Review, General Plan Map Amendment, and Zoning Code Map Amendment, Case No. P2017-0021 for the Development of a 3 to 4 Story Office Building with Ground Floor Retail and Restaurant at 9735 Washington Boulevard, and Request for Reduction in the Number of Required Parking Spaces

Jose Mendivil, Associate Planner, reported a request from the applicant that the item be deferred to the June 27, 2018 Planning Commission meeting to allow time for meetings with the Hospital regarding their issues with the development.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles invited public input.

The following member of the audience addressed the Planning Commission:

John Bowman, Legal Counsel for the Applicant, indicated that outstanding issues had been resolved but additional time was needed to finalize certain provisions and he expressed confidence that they would be ready in two weeks.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO JUNE 27, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles indicated that submittals should be provided one week in advance and would not be accepted the day of the hearing.

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Item PH-2

PC: Site Plan Review Modification Regarding Building Material and Color Changes for a Mixed Use Project under Construction at 11924 - 11960 Washington Boulevard

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

Sol Blumenfeld, Community Development Director, discussed coloration; size and location of the public art piece; and the approved elevation.

Commissioner Lachoff received clarification on reasons the material to produce the mural was changed.

MOVED BY COMMISSIONER VONCANNON 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, REILMAN

Chair Sayles invited public input.

The following member of the audience addressed the Commission:

Bill Bass, Art Consultant for City View, discussed work with staff; two sections to apply the Art in Public Places funding to; the original plan to utilize structural, sculptural work as part of the awning; additional funds available for a mural; the request for the change from metal cladding to stucco; previous work on the Jen Stark mural at Platform; and support of the project by Christine Byers from Cultural Affairs.

Discussion ensued between Mr. Bass and Commissioners regarding the impetus for the color change; creating a

coastal feel for the building; and the color palette of the proposed artist.

MOVED BY COMMISSIONER VONCANNON 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, REILMAN

Discussion ensued between staff and Commissioners to ensure that the project returns to the original material if the mural does not move forward; support for the concept and the color changes; previous comments from Vice Chair Ogosta regarding the building; and the stripes on the Los Angeles side.

Additional discussion ensued between Mr. Bass and Commissioners regarding mural location; the awnings; the initial rendering; design in conjunction with the mural; and ensuring connectivity.

Further discussion ensued between staff and Commissioners regarding clarification that the motion should include a revision to Modification Condition 3 to indicate that if the art is not approved, everything has to go back to the original plans approved by the Planning Commission.

MOVED BY CHAIR SAYLES AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION: APPROVE SITE PLAN REVIEW MODIFICATION, CASE NO. P2018-0064-SPR/M, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2018-P003 WITH MODIFICATION TO ITEM 3 THAT IDENTIFIES THAT IF CULTURAL AFFAIRS DOES NOT APPROVE THE PROPOSED ART OR SIMILAR ON THAT ELEVATION AND IT CHOOSES TO GO SOMEWHERE ELSE, THE MATERIAL NEEDS TO GO BACK TO METAL AS ORIGINALLY APPROVED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-3

PC: Consideration of Zoning Code Amendment P2018-0067-ZCA, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Sections 17.230.015 - Industrial District Land Uses and Permit Requirements, 17.400.015 - Alcoholic Beverage Sales, and 17.700.010 - Definitions, Relating to Beverage Tasting Facilities and Microbreweries

Michael Allen, Planning Manager, introduced the item.

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

Discussion ensued between staff and Commissioners regarding the number of inquiries received in the last year; high-end grocery stores with tastings; the intent of the 20% rule to keep the practice ancillary to the primary use; parking; distilleries; focusing on issues now to address future requests; clarifying the definition of microbrewery; zoning definitions; the separate brewery category; the brewpub term; elimination of the reference to a bar; addressing a defined tasting area; allowing combined usage; the Market Hall project; allowing latitude in the code to make approvals; beer brewing vs. spirits brewing; consistency; including beer, wine and spirits, but not fortified in the definition of beverages; thresholds for each type of beverage; not exceeding the 20% threshold; discretionary processes; state mandated findings; clarification that variances and modifications do not apply; amending the threshold; adding a discretionary component; and application for discretionary approval through an Administrative Use Permit (AUP) with the potential to require Commission approval.

MOVED BY COMMISSIONER VONCANNON 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, REILMAN

Chair Sayles invited public input.

The following member of the audience addressed the Commission:

Colin Diaz, Culver City Chamber of Commerce, spoke in support of Hi-Lo Liquors; discussed communication with the neighborhood; impacts to the community; education; signatures of support; and due diligence.

Discussion ensued between Mr. Diaz and Commissioners regarding the level of business interest in the issue.

MOVED BY COMMISSIONER VONCANNON 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, REILMAN

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION RE-OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chris Harris, Hi-Lo Liquor Market, provided background on the business; expressed support for the measure; discussed other businesses that would benefit from the action; outreach to the neighborhood; he reported zero negative reactions when applying for the ABC Type 42 permit; he provided signatures of support for the zone text amendment; and he read a brief letter from a neighborhood resident in support of the business.

Discussion ensued between Hi-Lo Liquor Market representatives and Commissioners regarding the acceptable percentage of floor space allocated; primary use vs. ancillary use; the limited number of hours that the tasting counter is open; available inventory; the zoning code; gross receipts; the feeling that 20% is a safe number; concern with morphing

usage; managing issues; the ability to make changes with an AUP; and defining a maximum use.

MOVED BY COMMISSIONER VONCANNON 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, REILMAN

Discussion ensued between staff and Commissioners regarding the text amendments; expanding the definition of beverage to include beer, wine and spirits to enable spirits tasting; defining a maximum percentage; whether to call a restaurant with brewing a brewery or a brewpub; the AUP vs. the CUP process; instituting a 30% cap on the gross area; definitions and metrics used in other cities; consistency with the Culver City Municipal Code with respect to ancillary uses; boutique businesses; adding language to the beverage tasting facility definition: "...unless approved by an AUP, in no event, shall the beverage tasting facility exceed the agreed upon maximum percentage."; qualifying the definition with a procedure; different review standards and different costs; clarification that beer and wine usually do not come to the Commission; amending permit requirements for alcohol sales; the procedures section; placement of the limitation in the document; the absolute limit; the land use table; identification of ancillary uses; a suggestion to add a footnote to clarify that a discretionary action is involved; and clarification on the definition of beverages throughout the document.

Commissioners Lachoff and Voncannon clarified that while they are members of the Chamber of Commerce Board of Directors, this was the first they had heard of the Chamber's position on the issue and they were not involved in any decision to be in support of the issue.

Discussion ensued between staff and Commissioners regarding brewpub concepts that might fit into downtown storefronts; interest expressed from businesses in the concept; changing the word microbrewery to craft brewery; the possibility of an instance where 30% of the area was the entire portion of the

retail area; agreement with the staff recommendation to use iterative language to indicate beer, wine, and distilled spirits for consistency; including production and tasting with restaurant; definitions specific to onsite consumption; level of detail; concern that the term brewpub leaves out wine and spirits; distinct uses as defined by the American Planning Association (APA); the intent to brew onsite and have a tasting area as part of a restaurant; using the term craft beverage production; the need to define the term in the land use table; defining an umbrella term; and a suggestion to use artisanal alcohol manufacturing or micro production facility.

Talmadge Lowe and Chris Harris, Hi-Lo Liquor Market, clarified that the term microbrewery means a small facility; craft is more accurate for a larger umbrella term around brewing and distilling but is not used as often with wine; craft or independent signify not being part of a larger conglomerate; and the terms refer to size so micro means small.

Additional discussion ensued between staff and Commissioners regarding the planning process and a suggestion to use the terms craft or artisanal alcoholic production to clarify facility size.

The Commission agreed upon the following changes: deleting microbrewery and using the term artisanal alcohol production; adding language to indicate a limit of 30% cycled throughout the definition; cycling beer, wine, and distilled spirits throughout the definition; adding a footnote to the land use table; including the reference to the AUP in the procedures; use of the term beverage tasting facility; and amending language to clarify that additional square footage is subject to an AUP and that the beverage tasting facility cannot exceed 30% of the gross floor area.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION: ADOPT RESOLUTION NO. 2018-P001 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENT P2018-0067-ZCA RELATED TO BEVERAGE TASTING FACILITIES AND MICROBREWERIES WITH AMENDMENTS AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Sayles received clarification that the item would be referred to the City Council in August.

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Item PH-4

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 Commissioners regarding continuing the item until Vice Chair Ogosta is present; appreciation for the staff report and minutes included in the staff report; and clarification regarding the urgency of the item.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO JUNE 27, 2018.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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

Commissioner Voncannon reported attending a Planning Academy in April noting that that the state legislature is going to tie housing to transit; he discussed SB827; forced density; water planning, politics and legislation; the increased focus on housing and the number of housing bills in the legislature; and he encouraged staff and fellow Commissioners to attend the California League of Cities Planning Academy.

Chair Sayles reported attending the National American Planning Association (APA) conference in New Orleans noting that the number one topic discussed was mobility.

Discussion ensued between staff and Council Members regarding the HBO entitlement.

Michael Allen, Planning Manager, discussed the anticipated summer schedule; zone text amendments; community notices; projects coming forward; ADU clean up ordinances; the single family design standard study by residential neighborhood; and the Hillside Development Standards for Culver Crest.

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Adjournment

There being no further business, at 8:41 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, June 27, 2018, at 7:00 p.m.

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Ruth Martin del Campo for Susan Herbertson.

SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED 9/26/18

ED OGOSTA
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

JE 2OCT2018
Date