

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

January 9, 2019
7:00 p.m.

Call to Order & Roll Call

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

Present: Ed Ogosta, Chair
Andrew Reilman, Vice Chair
Kevin Lachoff, Commissioner
Dana Sayles, 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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Public Comment - Items NOT on the Agenda

Chair Ogosta 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 Planning Commission Minutes for November 14, 2018

Commissioner Sayles received clarification that copies of the meeting minutes would be distributed to the City Council next week.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MINUTES FOR NOVEMBER 14, 2018.

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Order of the Agenda

Chair Ogosta indicated that item PH-2 would be moved forward on the agenda.

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Public Hearings

Item PH-2
(Out of Sequence)

PC: Tentative Parcel Map No. 82444, P2018-0243-TPM, and an Exception to Certain Subdivision Requirements for the Development of a Two (2) Unit Townhome Style Subdivision at 4225 La Salle Avenue in the Two-Family Residential (R2) Zone

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

Discussion ensued between staff and Commissioners regarding summarized exceptions; parcel access to public right of way; the easement; allowing an adequately sized home to be built; average vs. prevailing front setback; Commission discretion; and code requirements.

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

Chair Ogosta invited public comment.

The following members of the audience addressed the Commission:

Lainie Herrera, applicant representative, provided a presentation on the proposed project; discussed existing conditions; surrounding properties; materials; site plan and floor plans; vehicular access; community outreach; and setbacks.

Rosamina Lowi reported attending the community meeting; pointed out neighbor concerns that were not reflected in the summary; stated that the shared driveway was not conducive to parking four cars and that cars would instead be parked on the street; she discussed current conditions; added pressure on La Salle; the narrowness of the street; and she questioned what would be done to alleviate conditions during the construction process.

Kelly Weil discussed the change in ownership status; best interests of the neighborhood; she expressed concern with subdividing the lots; noted the need for community input; wanted to see long range impacts investigated City-wide; questioned why there would not be setbacks between the structures; she noted that the project was being built as a condominium but not being treated as one; questioned why benefits were being given to the developer rather than the neighborhood; noted that a million dollar home would not address the housing shortage; she suggested that just because the development was consistent with the General Plan or zoning code did not mean that it should be allowed; and she questioned why Covenants, Conditions, and Restrictions (CC&Rs) recorded against the property were not available for public view.

The applicant representative discussed onsite covered parking; the fact that people cannot be made to park in the garage; and entitlements.

Discussion ensued between staff and Commissioners regarding increased numbers of smaller lot subdivisions; long range impacts; instituting multi-family guidelines; the Land Use

Element in the General Plan Update; discouraging monolithic buildings; providing a better fit with the neighborhood; CC&Rs; and managing construction impacts on the neighborhood.

Kelly Weil questioned why the standard CC&Rs imposed against the project were not available and she didn't think the project should have to go to the DRE (California Department of Real Estate) for approval.

Discussion ensued between the speaker, staff, and Commissioners regarding purview of the City; restrictions; Conditions of Approval; covenants; additional conditions proposed including: requiring that the project be approved as presented and approved by the Planning Commission, and that the project density be maintained at two total dwelling units and no additional dwelling units per lot would be permitted.

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

Discussion ensued between staff and Commissioners regarding differences between a small lot subdivision and a condo; legal differences; area held in common by all property owners; the access agreement in lieu of common property; the shared driveway; the maintenance agreement; acceptable scenarios; the end product; acknowledgement of neighbor concerns; current rights and options in the zoning; recombining the lots at a later date; public process; project design to fit with the character of the neighborhood; benefits to end users; ownership and operation; adhering to the General Plan; the inability to deny the project; concern with the appearance of the west elevation; CC&Rs; the parcel map; the setback; concern regarding street parking; purview of the Commission; the front setback; and clarification that the map is up for consideration, not the design.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2019-P001 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP P2018-0243-TPM RELATED TO A NEW TWO-UNIT TOWNHOME DEVELOPMENT ON SMALL LOTS THROUGH AN EXCEPTION TO THE SUBDIVISION MAP ACT WITH THE TWO ADDED CONDITIONS: 1) THIS PROJECT SHALL BE DEVELOPED AS IT WAS PRESENTED AND APPROVED BY THE PLANNING COMMISSION; AND 2) THIS PROJECT DENSITY SHALL BE MAINTAINED AT TWO TOTAL DWELLING UNITS, NO ADDITIONAL DWELLING UNITS PER LOT SHALL BE

PERMITTED; AND THE FOLLOWING CHANGE TO THE RESOLUTION ON PAGE 4, LINE 25, PAGE 7, LINE 15 AND PAGE 8 LINE 2 TO NOTE THAT THE DRIVEWAY IS TEN FEET WIDE.

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Item PH-1

PC: Consideration of Zoning Code Amendment P2018-0223-ZCA, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.260 - Overlay Zones, as it relates to establishing a new overlay district for the Culver Crest Neighborhood

Michael Allen, Current Planning Manager, provided a summary of the material of record.

William Kavadas, Assistant Planner, summarized proposed amendments.

Sol Blumenfeld, Community Development Director, reported that John Kaliski and Associates (JKA) had recommended that the City process the grading ordinance; discussed consideration of the grading ordinance in parallel with the zoning text amendment; stakeholder groups; and he provided an overview of the grading ordinance requirements.

Discussion ensued between staff and Commissioners regarding scenarios where dwelling size of an existing house that exceeds the Floor Area Ratio (FAR) under the new designation would be reduced if renovation is greater than 50% of the floor area; approval of the zoning text amendment by the City Council on January 14; application of the 50% Floor Area; pergolas; cumulative grading maximum; second story setbacks; concern with reducing development area by half; impacts; precedent; the attic definition and the intent that attics are not convertible; definitions developed specifically for the overlay zone; counting double height volumes as Floor Area; staircases and shafts; rear setbacks; adoption of a minimum by-right building area; the proposed FAR vs. the actual FAR in neighborhood; properties affected by the proposed FAR; existing conditions; sloped roofs vs. flat roofs; consistency of the FAR requirements throughout the City for single-family residential; the single story on the down slope side of 50%; safety driven amendments and recommendations; responsiveness of the zone text amendment to

the design standard component of the study; addressing aesthetics and safety; design feedback received in the community meetings; the consultant-prepared slope analysis; regulating Accessory Dwelling Units (ADUs) on the hillside; the area prone to surficial slides; the high fire zone area; substandard roads; the confluence of conditions; design components; the narrow setback vs. the wide setback; corner properties; inability of the applicant to reduce minimum required setbacks but leeway to exceed them; owner choice regarding location of setbacks except where mandated; clarification with a caveat in footnote C; and a suggestion that the copies of supporting materials be made in color for clarity.

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

Chair Ogosta invited public comment.

The following members of the audience addressed the Commission:

Gus Rendon reported speaking against the provisions at the City Council meeting; acknowledged that they did not attend the workshops; reported attending the December Culver Crest Neighborhood Association (CCNA) meeting; he asserted that the provisions were intended to stifle development; he reported owning two flat lots at the top that comport with lots exempted at the bottom; he discussed provisions that he felt were onerous; commented that a personal residence is the largest asset that a person can own; and he wanted to see compromise to serve everyone's best interests.

Anita Agzarian indicated that they had no plans to enlarge their house or to move; expressed support for the recommendation of the CCNA for 0.6 FAR for flat lots on the hill; she asked that consideration be given to a single story home proven to be geologically sound and well-engineered; she wanted to see a mechanism for an individual review and approval process; she expressed confidence in the City inspectors and Building Department to ensure lot exceptions are not harmful to the City; and she discussed private judgement of aesthetics.

John Romanak expressed concern with being singled out with new building codes and additional expense for projects, and that changes would result in slowed neighborhood improvement and affect property values and City revenue.

Howard Lichtman expressed support for safe and respectful development standards; felt that several of the proposed changes seemed too radical and that the FAR for flat properties should remain at 0.6 as exists for other R-1 properties in the City; felt that the neighborhood should not be singled out and restricted; and he discussed the slope band analysis and front yard setbacks.

Chak Chie expressed support for the JKA study; voiced concern with the last minute proposal from CCNA to shoot down key elements of the plan; questioned whether the numbers had been vetted; discussed the need for detailed analysis and backup references; he noted that the position of CCNA did not necessarily represent the majority of the Crest residents; he voiced concern that differences between the geology in the Crest vs. the rest of the City were not acknowledged; he asked that the City take care of the long term interests of residents; he expressed support for the proposed code; and he discussed the table in the staff report and the current FAR.

Susan Rosales discussed the last major area landslide; commended staff for their work; expressed support for the staff recommendations; and she discussed enhancing desirability of the area by protecting the community while still providing flexibility to expand their homes.

Daniel Mayeda discussed slides and promoting safety in Culver Crest Hills; expressed support for the staff proposal; questioned why more weight would be given to CCNA's position than to anyone else's; he pointed out that CCNA failed to participate in the process or to represent the views of the vast majority of residents who did participate; he expressed support for respectful development; noted differences between Culver Crest and Carlson Park and the need for a special definition; expressed concern with the cumulative effect of massive redevelopment in the area; discussed developers; concern with drastic change in the character of the neighborhood; and community consensus.

Nicholas Cregor asserted that the Board of CCNA had no mandate to speak for the neighborhood on the issue; he

discussed a meeting in February, 2017 where residents voiced opposition to a development on Cranks Road; independent review of the matter by a consultant; public meetings and input received; City Council approval of the consultant's proposal; hillside ordinances approved in Los Angeles and Burbank; concern with developers who take advantage of lax codes with no consideration for the neighbors or neighborhoods; he expressed concern with last minute changes proposed by CCNA; he noted that there was no evidence of restrictive standards negatively suppressing property values; and he asked that safe and respectful building standards be the deciding factor.

Sean Veder noted that his home is original to the neighborhood, with an FAR of 0.25; he stated that the original square footage ratio with the lot size respects the intention of the neighborhood; he discussed taking safety into consideration; limitations on density and house size; over development on Cranks Road; concern with fire safety and population density; opposition to the last minute CCNA proposal; the occupations of those heading the CCNA; those with property to develop in the area; the importance of safety and civility; time invested in the process to ensure safety; and support for the recommendations thoughtfully developed by JKA.

David Heckendorf discussed the JKA recommendations; homes in the Lower Crest with the H designation; second story setbacks; concern that mechanicals forced into the middle of the first floor would create teardowns and rebuilds; and he felt that the inclusion of all covered floor space would result in the elimination of garages and covered porches.

Kate Cregor expressed support for a 0.45 FAR in the Crest; discussed oversized development in the area; good examples of new development in the Crest; and she expressed support for the CCNA in general, but not for their position on this issue.

Angus Alexander discussed the Urgency Ordinance adopted in March 2017; he wanted to have the matter settled; discussed the ripple effect of decisions made; wanted to see projects considered separately; expressed concern with decisions based on the actions of a few bad apples; and he expressed concern that he could not sell his property while the moratorium is in effect.

Rich Kissel thanked JKA and the City and staff for listening to resident concerns; noted that he had participated in the process and supported the decisions of the consultants and staff; discussed carrying out the wishes of the community based on proven standards in surrounding communities; the need for good development; safety improvements, quality of life and home values; standards in neighboring communities; large homes; he expressed opposition to the CCNA proposal; felt that lax standards would attract overzealous developers; discussed his involvement with the CCNA; he noted that the recommendations of the CCNA had not been vetted, nor made available to neighborhood residents; and he indicated that the recommendations did not reflect the will of the neighborhood, which is the stated mission of the CCNA.

Paul Asai expressed opposition to the CCNA proposal; discussed landslides, road closures and efforts to improve the desirability and safety of the neighborhood; he discussed the origin of the building moratorium; design standards to maintain the character of the neighborhood and improve desirability; he noted parts of the proposal that he supported; he expressed support for the long and thorough process that reflects the will of the community; and he asked the Commission to support the proposal.

Clay Evans asserted that the consultant was biased; he did not like the alternatives presented; he questioned what the proposal would do to the cost of their homes; and discussed appraisers and the loss of home value.

Robin Turner expressed concern with the stability of the hillside; pointed out that issues being considered have not been discussed before; she asserted that the hillside is geologically unstable; reported two slides in the last 10 years; discussed narrow streets; inaccessibility of the area for the Fire Department; the town of Paradise, California; the development on Cranks Road; the main concern of safety; she acknowledged that every property is different; and she asked the Commission to support the proposal.

Jennifer Merlis echoed previous comments in support of the proposal; discussed access; population density; dangers that make hillside development different from development in flat areas; fire safety and second story setbacks; public meetings; City Council approval of the reduction in the FAR;

standards of other communities; stability of property values; quality of life issues; development within the new restrictive standards; and she asked the Commission to support the proposal.

Jennifer Hodur discussed her experience losing her house to a mudslide in Culver Crest; multi-party litigation as a result of the slide; she expressed concern that the City is considering rules that pose a risk to the health and safety of residents; discussed future litigation; and she expressed hope that the City would prioritize safety and adopt the proposed resolution.

Joel Mark expressed appreciation for the JKA report and he noted that view preservation was missing from the report on second floor setbacks.

Michael Doyle, CCNA, discussed operation of the Board; assignment of issues important to the community to certain Board Members; outreach; and efforts to make reasonable recommendations.

Steven Gourley expressed support for previous speakers who spoke of planning for the Crest to address issues; he noted that the most dangerous place to build is where the City allowed the largest developments; and he asserted that the City and staff were not in control.

Staff read written comments submitted by Melina Pillar in support of the proposed design standards.

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

Discussion ensued between staff and Commissioners regarding appreciation to the community for participating in the process; support for the necessary safety measures; the grading ordinance; including a mechanism for special consideration; the narrowly defined appeal; topographic surveys; the Board of Zoning Adjustment; concern with precedent setting; the minimum threshold; consideration of flat lots in the Crest; the feeling that if safety is not an issue, the size of the house does not matter; the General Plan Update; the study of residential land use; relating the mass of the structure to the degree of slope; neighborhood

consistency; whether a need exists for special consideration of flat lots; serving as a benchmark for other neighborhoods; City Council understanding of the unique nature of hillside neighborhoods; using the process as a model for investigation; support for the slope band analysis; where the baseline starts; lots that lose 50% of their development potential; the existing FAR on less than 15% slope lines; the number of sites with less than 15% slope; average lot size; the number of lots in the second tier; the feeling that the majority of the homes have a substantial decrease in permissible development; clarity of maps; issues that relate to safety rather than design; bulk and mass; and foundations, weight, and structural load on the slope.

Sean Veder asserted that the map was deceiving, discussed his home and those around him; flat parcels in the flat part of the City vs. in the hillside; and stepped pads.

Discussion ensued between staff and Commissioners regarding how slope band analysis works; the gradient based upon topography; preparation in the aggregate; and confidence with the degree of slope on individual lots.

Commission consensus was achieved with regard to: the notion that slope band is appropriate; tiering; the higher the slope the lower the FAR; minimum house size; the starting point; and methodology for the 15% starting point.

Further discussion ensued between staff and Commissioners regarding clarification that the discussion relates to an FAR of 0.6 or 0.5 and a lower than 15% minimum band; standards implemented in other cities; similar methodologies accepted by other municipalities; slope determination; slope percentage based on the natural slope before the pad was graded for the existing home; natural grade; slope percentages established by the topographical survey before grading is taken into account; how much falls in the 0-5% designation; creating a smaller category with a smaller number of lots affected; the methodology of JKA; historical data; clarification that homes with 0-15% are all located in the Lower Crest; the City of Los Angeles slope band analysis; prevailing conditions for square footage; absolute house size; the majority lot size; concern with being onerous; attached vs. detached garages; including garages in FAR calculations in the hillside area; accessory structures; massing; the degree of restriction; the ordinance to restrict

house size and expanse of building in order to provide safety; agreement that accessory dwellings are not required and should not be included in the FAR; disallowing ADUs; concern with creating a specific condition with a separate definition of FAR for this zone as opposed to adjusting to the smallest dwelling size for consistency; varied conditions by lot; the overlay zone; inconsistencies between areas with other overlay zones; concern with changing the definition in the code; concern with encouraging massing; accommodating other restrictions; explicitly defining a detached garage as not counting vs. raising the overall number; adding to the definitions of the overlay district to exclude detached garages from the FAR; attics; the intent of eliminating the potential for improper use or habitability of attic space; staff agreement to work on language to clarify intent; second story setbacks; impacts on design and construction costs; reductions to bulk and mass; the one foot offset; the front yard setback; slope conditions that make setbacks difficult; concern with a unilateral standard for front yard setbacks; current setback requirements; prevailing front yard conditions; original plans; existing homes that cannot comply with new conditions; adjusting what currently exists to achieve desired results; top priorities at the community meeting; variances to allow for special circumstances; the building permit application process; designing recommendations to fit public concerns; the difficulty of adding layers of conditions; best practices; prevailing conditions that force a variance request; appeal rights; evaluating unique circumstances; grounds for granting a variance; latitude; guidance to applicants; problematic outcomes; writing an appeals section; agreement that the prevailing condition should be the guide; exemptions vs. appeals; being expressive rather than prescriptive; the appeals process; application of code requirements; the feeling that the exemption is the appropriate vehicle; Planning Commission consideration; universal application to development standards; concern with watering down the ordinance; application to setbacks and stepbacks; feasibility; definitions; double height volume; support for the study and proposed FARs; safety vs. aesthetics; houses on the border; and the sentiment of people who spoke at the meeting.

Sol Blumenfeld, Community Development Director summarized items discussed including direction to staff for additional work on the definition of attic to make clear it is not

allowed as a habitable space as a recommendation to the City Council; specific recommendations regarding FAR to exclude detached garages from the minimum; including a new provision for exemptions including factual findings, with the exemption going before the Planning Commission for decision; development of factual criteria based on the feasibility related to site constraints incorporated into the criteria for granting an exemption; incorporating provisions similar to granting a variance; public notification as part of a public hearing; fix language in footnote A to correspond closely with the JKA recommendation regarding minimum unit size of 2500 square feet; adding to footnote B that setbacks on the side of the property are at owner discretion; and adding a footnote to indicate that a topographic survey would be required to establish existing topographic conditions for natural grade related to establishing the slope band before the grading permit is issued.

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2018-P009 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENT P2018-0223-ZCA RELATED TO ESTABLISHING A NEW OVERLAY DISTRICT REGULATING DEVELOPMENT STANDARDS FOR THE CULVER CREST NEIGHBORHOOD WITH CHANGES AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Chair Ogosta thanked the public for their input and staff for their efforts on the item.

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Recess/Reconvene

Chair Ogosta called a brief recess from 10:44 p.m. to 10:52 p.m.

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Action Items

Item A-1

PC: Status Report and Extension for Site Plan Review, SPR P-2008047 - Conjunctive Points Warner Development, LLC

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

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

Chair Ogosta invited public comment.

The following members of the audience addressed the Commission:

Dolan Daggett, representing Samitaur Constructs and Eric Owen Moss Architects, discussed length of the process; plans to start construction within the next year; he requested an extension; provided an overview of the project; discussed successful restaurants that they have opened; adding amenities into the area; major changes in the Hayden Tract potentially affecting the 8511 Warner parking structure project; the industrial general zone; the existing large surface lot; expiration of the ten year covenant to keep the previous Culver City Redevelopment Division parking spaces; actions to move the project forward; investment in the project made to date; he presented the plans; discussed adjacent properties; impacts of adjacent construction to their ability to begin construction; planned retail, restaurant, and parking; additional parking as part of the project to facilitate future expansions of the Hayden Tract; reductions to parking based on the last hearing and the need for updated drawings and construction documents; the parking overlay in the Hayden Tract; the failed request to use tie-backs and the necessary redesign of the shoring to address that; necessary research and development for the innovative design features; facilities in the area that need parking; owner negotiations with the bank; the appraisal; construction loans; coordination with the completion of adjacent projects; the process to move forward; the Letter of Intent from a restaurant user; the green roof and amenity deck; the 0.67

FAR; low density usage; and he asserted that the project meets all code requirements.

Discussion ensued between staff and Commissioners regarding the change in entitlement required by the change in parking; the request to change the permit; the provision in the code that allows a builder to request a change in the project as part of their permit; and the process.

Additional discussion ensued between Mr. Daggett, staff, and Commissioners regarding the six month report; the previous discussion one year ago; neighborhood buy-in; the reduction in parking; the parking district; concern with plans to develop something other than that in the entitlement; the original permit; required parking under the expired covenant; changing dynamics in the area; concern with eliminating a level of parking without any input from the City; constituent input in the entitlement; the shift to reduce parking; concern with the Action Item on an entitled project that is no longer being presented; the right of the applicant to change the process; zoning restrictions; code provisions; the need to process a permit to modify the project; costs and processes involved; whether there is a major change to the project that would affect the basis on which the decision to approve was made; subsequent projects that were designed with this project in mind; and environmental documents.

Further discussion ensued between staff and Commissioners regarding the need for an extension; disappointment in the elimination of a level of parking; the extent that the parking covenant impacted development of the project and those around it; concern with fundamental changes to the project; concern that the project has still not broken ground after 10 years; changes in the community that require a discussion with the City and community for a different project than what was entitled 10 years ago; the required six month update on the project; whether it is the responsibility of the City to ensure that the applicant fill out all the paperwork for the 6 month update; whether any actual progress has been made; the spirit of the one year period from entitlement to construction; comments from the community made last year; people who already have agreements to park when the project is built; people relying on the project being built; concern with effects on other businesses; parking demand; clarification that if the extension is not granted the project has to start over; a suggestion to grant a six month extension; clarification on which project would be

extended; concern with setting a precedent for other developers to entitle a project and sit on it; the Entrada Project; and a suggestion to allow six months to submit a modification or pull permits, ensuring that the building permit is in plan check, not just the grading permit.

Responding to inquiry, Dolan Daggett indicated that building plans are scheduled to be in plan check within six months.

Further discussion ensued between staff and Commissioners regarding important changes to the code in January 2020; the feeling that six months is generous; granting a six month extension with the goal of being in plan check at that time and going through the process of presenting the elimination of a level of parking; and clarification that if the project is changed, the clock is re-started for one year.

Additional discussion ensued between Mr. Daggett, staff, and Commissioners regarding the process; the entitlement as an upper threshold; code provisions; requirements defining major and minor changes; requirement that the Commission determine the level of change; whether environmental conditions have changed from the point of entitlement; the need to examine the conditions; the need to evaluate and then discuss to work through issues; closer examination and the need to make a determination; the need for a major change to come back to the Commission; efforts to advance the project; and the expiring permit.

MOVED BY COMMISSIONER LACHOFF AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION REVIEW AND CONSIDER THE DEVELOPER STATUS REPORT AND CONSIDER THE INITIAL GRADING AND SHORING PERMIT APPLICATION AND PRELIMINARY SOILS REVIEW APPLICATION ADEQUATE TO GRANT A SIX MONTH EXTENSION FOR SITE PLAN REVIEW, SPR P-2008047.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, REILMAN, SAYLES, VONCANNON
NOES: OGOSTA

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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 that registration for Planning Academy in Long Beach is open.

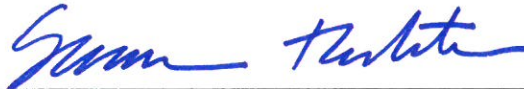
Commissioner Sayles reported that registration for National American Planning Association in San Francisco is open and she indicated that she would not be present for the next meeting on January 23, 2019.

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Adjournment

There being no further business, at 11:45 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 23, 2019, at 7:00 p.m.

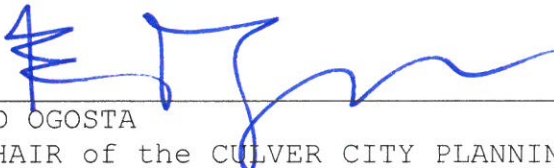
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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

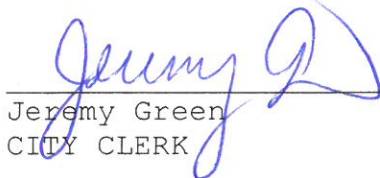
APPROVED

02/13/19



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

14 FEB 2019

Date