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

June 12, 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

Michael Allen, Current Planning Manager, 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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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes for March 27, 2019

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY VICE CHAIR REILMAN THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MEETING MINUTES FOR MARCH 27, 2019 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-2

Approval of Draft Planning Commission Meeting Minutes for April 10, 2019

Commissioner Sayles appreciated the thorough nature of the meeting minutes.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION MEETING MINUTES FOR APRIL 10, 2019 AS SUBMITTED.

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Item C-3

Approval of Draft Joint Study Session Meeting Minutes for May 8, 2019

MOVED BY COMMISSIONER VONCANNON AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE DRAFT JOINT STUDY SESSION MEETING MINUTES FOR MAY 8, 2019 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, OGOSTA, REILMAN, VONCANNON

NOES: NONE
ABSTAIN: SAYLES

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Item C-4

Approval of Draft Planning Commission Special Meeting Minutes for May 17, 2019

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE DRAFT PLANNING COMMISSION SPECIAL MEETING MINUTES FOR MAY 17, 2019 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

PC: Conditional Use Permit Modification, P2018-0249-CUP/MOD to Allow Installation of a Multi-Purpose Playfield and Reuse of Storage Building to a Classroom Building at The Willows Community School Located at 8509 Higuera Street

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

Discussion ensued between staff and Commissioners regarding exterior work being done; clarification that the project is less intensive than originally proposed; the traffic study to take changes to the area into account since the school was originally approved; circulation look-back conditions;

changes to the area since 2012; the modification to the entitlement request; changes between Phase 2 and Phase 3; consistency; building geometrics; parking; compliance with the new ordinance; calculation methods; auto stackers; alternative parking provisions; adding flexibility in how temporary parking is accommodated; previously completed conditions; providing context; ensuring that look-back conditions are truly brought back for review; the traffic fee for improvements at Higuera; conformance for Phase 3 vs. Phase 2; and Fire Department access.

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 Planning Commission:

Mark Armbruster, Armbruster, Goldsmith and Delvac, representing the Willows School, discussed the phased project; the multi-purpose play field; repurposing of the building; he pointed out that no increase in school footprint or enrollment over what had been previously approved was being requested; noted that Phase 3 had not been determined yet; discussed the need for a Conditional Use Permit Modification in the future for phase 3; necessary fundraising; staying within the parameters of the 2012 master plan; and letters of support submitted by neighbors.

Craig Jameson, Parallax Architects, provided an overview of the architectural plans and landscaping for the project.

Lisa Rosenstein, Head of School, discussed outreach efforts; community involvement; reduced reliance on Syd Kronenthal Park; and she saw the project as enhancing the overall neighborhood.

Responding to inquiry, Mark Armbruster discussed fire apparatus access.

Eric Lifshitz, parent of a Willows student and resident, expressed strong support for the project.

Zoenda MacIntosh, Willows parent and resident, expressed support for the project.

Susannah Funnell, resident and Willows employee, expressed support for the project and for the crossover between The Willows School and Culver City Unified School District (CCUSD).

Greg Seares, Willows parent and resident, expressed support for the project.

Mark Armbruster asked for flexibility with parking.

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

Discussion ensued between staff and Commissioners regarding appreciation for the public support of the project; whole child support; and timeframes within the conditions of approval.

Mark Armbruster discussed timeframes; dependency on fundraising; and allowing more time to accomplish Phase 3.

Discussion ensued between staff and Commissioners regarding the California Environmental Quality Act (CEQA) evaluation; ability to change timeframes; making amendments to phasing; and determining a realistic timeframe.

Mark Armbruster noted that adding three additional years to the timeframe for Phase 3 would be a realistic expectation; and he discussed ambiguity with Phase 2.

Discussion ensued between staff and Commissioners regarding the need to commence work within the timeframe; pulling permits for both Willows 6 and 7; adding flexibility with the word "or"; past experience; length of time between the phases; fiscal impacts; traffic studies; parking shortfall; and support for the projects.

Additional discussion ensued between staff and Commissioners regarding support of the project with the following modifications to conditions: item 4b, change "and" to "or" to read "Willows 6 or Willows 7" to provide more flexibility in completing Phase 2, modify item 4c, the applicant timeline,

to allow 8 years from the date of the phase 2 modification approval to commence demolition and/or construction work required to complete Phase 3, and for condition 73, indicate that automated parking or modified stacked parking or other means of offsite parking or onsite valet parking shall be required should offsite parking at 8511 Warner Drive become unavailable, instead of the originally worded automated parking only requirement.

MOVED BY COMMISSIONER SAYLES, SECONDED BY VICE CHAIR REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE CONDITIONAL USE PERMIT MODIFICATION, P2018-0249-CUP/MOD, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2019-P005.

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Action Items

Item A-1

PC: Extension of Time, P2019-0085-ET to Allow a One-Year Extension of Tentative Parcel Map, P2015-0122-TPM at 4241 Duquesne Street

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

Discussion ensued between staff and Commissioners regarding reasons for the delay and clarification that there are no design changes.

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

Chair Ogosta invited public comment.

The following members of the audience addressed the Planning Commission:

Brock Wylan, applicant, discussed reasons for delays; noted that the Civil Engineer would be the person to explain the experience with getting the map recorded; and he indicated that it is common for projects to take longer than expected.

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

Commissioner Lachoff discussed comparing the image on the application with what it looks like today.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY VICE CHAIR REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE EXTENSION OF TIME, P2019-0085-ET TO ALLOW A ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP, P2015-0122-TPM, SUBJECT TO PREVIOUSLY APPROVED CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2016-P003.

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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

Responding to inquiry from Commissioner Voncannon, Jose Mendivil explained that Samitaur is scheduled to submit for plan check as requested by the Planning Commission in early July and has had a pre-plan check meeting.

Responding to inquiry from Commissioner Sayles, Sol Blumenfeld provided an update on the Brick and Machine project.

Michael Allen, Planning Manager, indicated that he would provide a three-month look ahead for the Commission and he congratulated Chair Ogosta on his reappointment to the Commission.

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Adjournment

There being no further business, at 8:20 p.m., the Culver City Planning Commission adjourned to a meeting to be held on Wednesday, June 26, 2019, at 7:00 p.m.

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Susan Herbertson

SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED July 24, 2019

Andrew Reilman
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

30 JUL 2019
Date