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

August 14, 2019
7:00 p.m.

Call to Order & Roll Call

Vice Chair Lachoff called the regular meeting of the Culver City Planning Commission to order at 7:03 p.m.

Present: Kevin Lachoff, Vice Chair
Ed Ogosta, Commissioner
Dana Sayles, Commissioner
David Voncannon, Commissioner

Absent: Andrew Reilman, Chair

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Pledge of Allegiance

Geoff Maleman led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Vice Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Consent Calendar

Item C-1

PC: Approval of Draft Planning Commission Meeting Minutes of July 24, 2019

Responding to inquiry from Vice Chair Lachoff, staff agreed to clarify that the site plan review on page 4 was an update to the entire project, not just to the parking structure.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER VONCANNON THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE MEETING OF JULY 24, 2019 AS AMENDED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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 and Administrative Use Permit, P2018-0320 - CUP, -AUP, to Allow Construction of a 2-Level Subterranean Parking Area and a Playfield and 2-Story Classroom Building above the Subterranean Parking at Park Century School Located at 3939 Landmark Street

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

Discussion ensued between staff and Commissioners regarding corrections to typos in the resolution; fire safety requirements in Condition 26; lockable showers; Condition 78 regarding impacts of potential surrounding development; zoning changes; sensitive receptors; tax issues; the Transit

Oriented District (TOD); impacts to the school and to operations; discretionary permits; the approval process; consistency with conditions for other schools in the IG Zone; amending language to indicate "…uses in the IG Zone now, or as may be zoned in the future…"; concern with requiring a project to forego their rights in the future; right of way; the sidewalk easement; ADA compatibility; concern with creating hardship; requiring off-site improvements; inadequate sidewalk clearance; clarification that landscaping would be affected but not the stairway; mobility related features; ensuring compliance; providing clarity with regard to the obligation; adding wording to indicate "consistent with one or more of the following mobility measures"; placing the focus more on mobility than cars; evolution of the conditions; project size; and reducing vehicle trips during construction.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Chair Lachoff invited public participation.

The following members of the audience addressed the Planning Commission:

Judith Fuller, Park Century Head of School, provided background on the project and discussed the need for outdoor space.

John Berry, John Berry Architects, presented the model; discussed scale; infrastructure; the fire lane; parking; wayfinding; the site plan; the playfield; and landscaping.

Paul Jennings, Park Century School Board Member, provided historical context for the project; discussed limitations on the number of students related to parking requirements; their intention to make the property of a higher use due to the location; access; mass transit; creating a sound barrier to the residential area; streetscape; the sidewalk area; Condition No. 79; non-profit status; and the referenced 2005-2006 tax year as the base for calculation of the in-lieu tax.

Commissioner Sayles asked about children who ride their bikes to school and questioned whether the bike provisions were sufficient.

Paul Jennings, Park Century School Board Member, discussed the traffic mitigation plan; bicycle storage and lockers; school population; and employees who ride bicycles to school.

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

THE VOTE CARRIED BY THE FOLLOWING MOTION:

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

Discussion ensued between staff and Commissioners regarding support for providing open space; the design; the dedication issue; the base year for the in-lieu tax; the difficulty of triangular sites; the new building; vertical circulation; support for the school; the 20-year plan; the Fire Department requirement for use of artificial grass; and Condition No. 79.

Additional discussion ensued between the applicants, staff and Commissioners regarding agreement to change Condition No. 79 to start with Fiscal Year 2005-2006 which includes increases commensurate with the cost of living; commitments in Condition No. 69 with regard to mobility accommodations; exceeding electric car standards; upgrades to the transformer; appreciation for the new approach to morning drop-offs; working to avoid queueing on the street; and support for the project expressed by Chair Reilman.

Jennifer Palmer, Park Century School Chief Operating Officer, requested clarification regarding whether flexibility existed in terms of mobility measures.

Additional discussion ensued between the applicants, staff and Commissioners regarding agreement to adjust wording in the Condition to indicate: "…one or more of the following City mobility measures, or other measures as approved by the City"; public right of way; the stair that comes out to the sidewalk; landscaping; concern with requiring a dedication when there are stairs; the substandard sidewalk; agreement to amend Condition No. 24b to read: "The school shall dedicate 5

feet to the City for a sidewalk easement on the property frontage excluding the area where the existing stairway is located"; landscaping; sidewalk requirements in the vehicle code; sidewalk width; ensuring there is room for landscaping; the intent to extend the sidewalk where there is no sidewalk; extending the sidewalk to the next property with a consistent width; clarification that the tree has been removed and the driveway east of the project site has been improved; ADA compliance; and adding new wording to indicate: "The school shall dedicate five feet from the curbline with an exclusion for the area where the existing stairway is located".

Michael Allen, Planning Manager, reviewed edits which included: page 6, Administrative Use Permit Finding A, correcting the last sentence to read "each stall be 18 feet long and 9 feet wide"; page 7 of 38, "The school shall dedicate five feet from the curbline to the City for a sidewalk easement along the property frontage, excluding the area where the existing stairway is located'; correcting the typo on line 28 of page 38, from "in line of site" to read "in line of sight"; clarifying that the unisex locker rooms shall be lockable from the inside on page 34; including "or other mobility measures as approved by the City" on page 35, item H; on page 38, Condition No. 79, changing the Treasurer's Office to the Finance Department and the references to Fiscal Year 2019-2020 to 2005-2006; and in Condition No. 80, striking out the words "forgone" and "compliant" and indicating instead: "compliance with annual tax remittance obligations identified in Condition No. 79 which runs from 2005 and in perpetuity".

Sol Blumenfeld, Community Development Director, clarified that changes on page 35, item H, would provide a menu and indicate: "one or more of the following, or other mobility measures approved by the City."

Additional discussion ensued between the applicants, staff and Commissioners regarding Condition No. 78 as it relates to future potential zoning; evaluation of conditions at the time an application is made; and the increase from 120 students to 170 students in Condition No. 70.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION:

1. ADOPT A CATEGORICAL EXEMPTION, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), SECTION 15332,

CLASS 32 - IN-FILL DEVELOPMENT, FINDING THE PROJECT WILL NOT RESULT IN SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS, AND

2. APPROVE CONDITIONAL USE PERMIT MODIFICATION, P2018-0320-CUP/MOD, AND ADMINISTRATIVE USE PERMIT, P2018-0320-AUP, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2019-P007.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items NOT on the Agenda

Vice Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Receipt of Correspondence

Susan Herbertson, Senior Planner, indicated that the brochures provided to Commissioners would be made part of the record.

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Items from Planning Commissioners/Staff

Michael Allen, Planning Manager, confirmed that Commissioners had received their parking passes and he discussed the schedule and items to be considered at upcoming meetings.

Commissioner Sayles indicated that she would be unavailable to attend the August 28, 2019 Commission meeting.

Commissioner Ogosta indicated that he would need to abstain from consideration of the item scheduled for August 28, 2109.

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Adjournment

There being no further business, at 8:25 p.m., the Culver City Planning Commission adjourned to a meeting to be held on Wednesday, August 28, 2019, at 7:00 p.m.

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SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED 09/25/19

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

26 SEP 2019
Date