

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

July 22, 2020
7:00 p.m.

Call to Order & Roll Call

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

Present: Andrew Reilman, Chair
Nancy Barba, Commissioner
Ed Ogosta, Commissioner
Dana Sayles, Vice Chair (New)
David Voncannon, Chair (New)

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Pledge of Allegiance

Chair Reilman led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Reilman invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment and indicated that no public comment had been received.

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Consent Calendar

Item C-1

Approval of Draft Planning Commission Meeting Minutes of June 10, 2020

Discussion ensued between staff and Commissioners regarding procedures for approving minutes when a Commissioner was recused from an item in the meeting.

MOVED BY COMMISSIONER SAYLES AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 10, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

Chair Reilman asked that Item A-1 be moved forward on the agenda.

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Action Items

(1) Selection of the Chair and Vice Chair; and (2) Selection of the Committee Members

Michael Allen, Current Planning Manager, introduced the item; discussed the rotation; committee and subcommittee appointments; and he reported that Commissioner Barba had been previously sworn in.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPOINT DAVID VONCANNON TO SERVE AS CHAIR OF THE PLANNING COMMISSION FOR FISCAL YEAR 2020-2021.

MOVED BY CHAIR VONCANNON, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPOINT DANA SAYLES TO SERVE AS VICE CHAIR OF THE PLANNING COMMISSION FOR FISCAL YEAR 2020-2021.

MOVED BY CHAIR VONCANNON, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPOINT NANCY BARBA AS THE REPRESENTATIVE AND DAVID VONCANNON AS AN ALTERNATE REPRESENTATIVE ON THE COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE.

MOVED BY CHAIR VONCANNON, SECONDED BY COMMISSIONER BARBA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPOINT ED OGOSTA AND ANDREW REILMAN TO SERVE ON THE BOARD OF ZONING ADJUSTMENT COMMITTEE.

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Public Hearings

Item P-1

PC - Consideration of an Administrative Site Plan Review (P2020-0077-ASPR) and Tentative Tract Map No. 83093 (P2020-0077-TTM) for the Construction of a Six (6) Unit Condominium Subdivision located at 3808 College Avenue

Commissioner Reilman indicated the need to recuse himself from the item.

Gabriela Silva, Associate Planner, presented a summary of the material of record and corrected several typographical errors.

Discussion ensued between staff and Commissioners regarding additional articulation; the need for Commission direction on the façade elevation; and clarification that input was also desired on the rear elevation.

MOVED BY COMMISSIONER BARBA AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, OGOSTA, SAYLES, VONCANNON
NOES: NONE
RECUSED: REILMAN

Chair Voncannon invited public comment.

Michael Katsibas, KAP - Applicant, provided an overview of the project design for 3808 College Avenue.

Discussion ensued between the applicant, staff and Commissioners regarding materials used; confirmation from applicant that windows are intended to be aluminum; confirmation that there would be a security gate at the garage; the rear configuration and access arrangement with the neighbor to the south; the voluntary condition; and agreement by the applicant that there would be an added Condition of Approval reading: "That the applicant shall record an access easement to allow the continuation of vehicle access and parking to the garage at the rear of the southerly abutting property."

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, OGOSTA, SAYLES, VONCANNON
NOES: NONE
RECUSED: REILMAN

Discussion ensued between staff and Commissioners regarding appreciation to the developer for resisting the urge to max out the property and develop it to the fullest; appreciation for the quiet, elegant and modest project with larger than required outdoor space; comprehensive documentation; balcony width and usability; opposition to the staff recommendation for additional articulation; support for the proposal as a good example of a multi-family project; in-fill development; the project as serving the community by adding opportunities for home ownership; support for maintaining the proposed façade of the building and the monochromatic design; appreciation for the change of pace; moving the item forward to the City Council with Planning Commission comments; the floor plans; the transitional neighborhood; materials; sustainability; and support for the project as presented.

MOVED BY COMMISSIONER BARBA AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 83093, FOR A 6-UNIT CONDOMINIUM COMPLEX, SUBJECT TO THE CONDITIONS OF APPROVAL PER THE PROPOSED RESOLUTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, OGOSTA, SAYLES, VONCANNON
NOES: NONE
RECUSED: REILMAN

MOVED BY COMMISSIONER OGOSTA AND SECONDED BY VICE CHAIR SAYLES THAT THE PLANNING COMMISSION ADOPT A CLASS 32 CEQA CATEGORICAL EXEMPTION AND APPROVE AN ADMINISTRATIVE SITE PLAN REVIEW AS SUBMITTED WITH THE VOLUNTARY CONDITION AGREED UPON BY THE APPLICANT AND THE NEIGHBOR REGARDING THE EASEMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, OGOSTA, SAYLES, VONCANNON
NOES: NONE
RECUSED: REILMAN

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Public Comment - Items NOT on the Agenda

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, indicated that no public comment had been received.

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Receipt of Correspondence

Ruth Martin del Campo, Administrative Clerk, indicated that no correspondence had been received.

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Items from Planning Commissioners/Staff

Vice Chair Sayles indicated that she would not be available for the August 12 Planning Commission meeting.

Michael Allen, Current Planning Manager, discussed scheduling and items to be considered at upcoming meetings.

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Adjournment

There being no further business, at 8:23 p.m., the Culver City Planning Commission adjourned to a meeting to be held on August 26, 2020.

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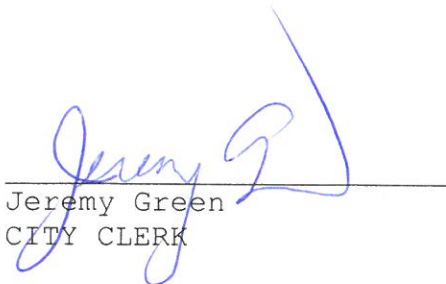
SUSAN HERBERTSON
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED August 24, 2020



DAVID VONCANNON
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

31 AUG 2020
Date