

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

January 9, 2008
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Linda Smith Frost, Commissioner
Andrew Weissman, Commissioner

Staff Present:
Thomas Gorham, Deputy Community Development
Director & Planning Manager

Heather Iker, Deputy City Attorney
Sherry Jordan, Senior Planner

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Pledge of Allegiance

The Pledge of Allegiance was led by Sherry Jordan.

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**A-1. Public Meeting to Allow for Submission of Comments
on the Entrada Office Tower Draft Environmental Impact
Report (DEIR) located at 6161 Centinela Avenue.**

Sherry Jordan gave a brief summary of the project.

Jay Ziff (PCR Associates, the City's EIR consultant, was
present for the applicant, gave a Powerpoint presentation
and was available to address questions and concerns.

PUBLIC SPEAKERS

Whitney Blumenfeld (Councilman Bill Rosendahl's office)

- Read letter from Councilman Rosendahl in opposition
to the project.

- Project should be downsized; exceeds 56 ft. height limit.
- Extension of time for review should be granted.

Mark Hall

- Visual impact studies are flawed.

Jack McDaniel

- Submitted a DVD presentation depicting inaccuracies in the visual impact reports.
- Pointed out that the scale and mass of the building is inaccurate.

Stephen H. Smith

- Concerns about police response times and public safety.
- Project will have a detrimental effect on the environment that cannot be mitigate.
- Draft EIR is deficient in failing to address major intersections.
- Inconsistent with surrounding areas and sets a dangerous precedence.

Gina Kolshak

- Opposes project as proposed.
- Aesthetic concerns.
- View obstruction concerns.
- Public safety concerns.
- Need extension of time to review.

Nancy Catulto

- Relinquished her time to Lorie Alexander

Lorie Alexander

- Need extension of time to review.
- View obstruction concerns.
- Project is inconsistent with Culver City guidelines.
- Requested extension of time for review.
- EIR is incorrect with respect to "community benefits".
- Concerned about traffic congestion in relation to the Culver City Bus Line 6.

- Concerned over significance standard used for visual impact.

Myra Kriwanek

- Representative of Kenwood Homeowners Association.
- Displayed a Site Plan visual aid.
- Requested 90-day extension of time to review DEIR.
- Need to develop alternative solutions for mitigating negative impacts.
- Traffic study is inaccurate and vague.
- Opposes project.

Mary Jane Ludwig

- Concerns about view obstruction.
- Traffic impact concerns.
- Requests a 45-60 day extension of time to review DEIR.

Eleanor Holm

- View obstruction concerns.
- Requests extension of time to review.

Hilary Hanafia/Diane Landis

- Project has toxic implications.
- DEIR is incorrect in relation to the distance of closest residents.

Bernie Bronstein

- Traffic congestion concerns.

Michael Koshak

- Traffic congestion concerns.
- Air quality concerns.
- Project should be down-scaled.

Donna Singh

- Requests extension of time to file.
- Project is too large.
- Traffic congestion concerns.

Daniel Poyourow

- Traffic congestion concerns.

- No community benefit.
- Project should be down-sized.

Leslie Ekker

- Traffic congestion concerns.
- Need extension of time to review.

Comments Requested to be Read into the Record:

Michelle Young - in opposition to the project and request to extend the review period.

Thomas St. Clair - Request for an extension of time for the review period.

Commissioner Comments

Chair Tiggs

- Concerns regarding lack of construction parking plan, increase demand for police response times, public safety, and Culver City Bus Line 6 traffic impacts.
- Questioned how calculations of increased revenue to the General Fund were made and what elements does it include.
- Questioned staff on procedure for requesting DEIR review time extension.

Vice Chair Rockwell

- Concerned about traffic congestion
- Concern of lack of consideration of cumulative traffic impacts in traffic study.
- View, noise and air quality concerns.
- Requested a substantial answer regarding what makes the project suitable.
- Project needs stricter standards regarding global warming.
- Suggested making a recommendation to the City Council to extend the review period of the DEIR.
- Asked if the DEIR was a joint effort between staff and PCR, who identifies the issues to be addressed and the timeframe involved in developing conditions.

- Requested clarification of the term "significant impact" and "highest and best use".

Commissioner Smith Frost

- Suggested requesting the City Council to extend the time for the review period.
- Requested that the photos and views be checked for accuracy.

Commissioner Kuechle

- Commended the public comments received.
- Photo and view accuracy are a concern.
- Cut-through traffic should be addressed in traffic study.
- Check accuracy of distance of project to nearest residences.
- Discussed the difference in noise vs. traffic measurement standards.

Commissioner Weissman

- Will submit written comments to staff.
- Concerned about traffic and circulation issues regarding lack of cooperation from neighboring communities.
- For ATSAC to be effective, the entire corridor should be signaled, not just Culver City.
- Culver City should not be held hostage by impacts that do not originate in Culver City, but we to be sensitive to regional impacts.
- Economic growth should not be held hostage in Culver City by surrounding areas (i.e. Los Angeles) because of projects that caused significant negative traffic impacts.
- Does not foresee significant negative traffic impacts.

Sherry Jordan informed the Commission that if an extension of time to review the DEIR is granted, the Commission meetings scheduled for February 27, 2008 and February 28, 2008 would have to be re-scheduled.

Motion to recommend an extension of time for the review period to the City Council was moved by Vice Chair Rockwell, seconded by Commissioner Smith Frost.
Vote 5-0.

Motion to receive and file correspondence was moved by Commissioner Weissman, seconded by Vice Chair Rockwell.

Consent Calendar

Item C-1

Secretary's Report

That the Planning Commission approve the Secretary's Report was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost.

Item C-2

Motion to approve the Minutes of November 28, 2007 was moved by Commissioner Kuechle, seconded by Vice Chair Rockwell. Vote 5-0.

Motion to approve the minutes of December 12, 2007 was moved by Commissioner Smith Frost, seconded by Commissioner Kuechle. Vote 3 (yes) - 2 (abstention).

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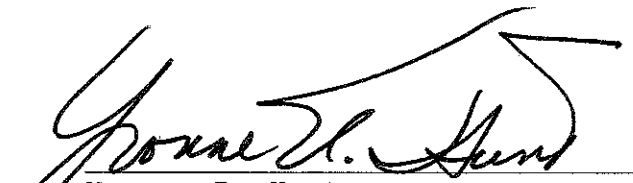
ITEMS FROM STAFF

Thomas Gorham, Planning Director announced the following: The next Planning Commission meeting will be February 13, 2008.

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Adjournment

There being no further business, at 9:30 P.M., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on February 13, 2008.


Yvonne D. Hunt
Administrative Secretary
Marcus G. Tiggs, Chair
City of Culver City
Planning Commission