

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

January 14, 2009
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:00 p.m.

Present: David Rockwell, Chair
John Kuechle, Vice Chair
Linda Smith Frost, Commissioner
Anthony Pleskow, Commissioner

o0o

Invocation/Pledge of Allegiance

Thomas Gorham, Planning Manager, led the Pledge of
Allegiance.

o0o

Comments NOT on the Agenda

None.

o0o

PUBLIC HEARINGS

Item PH-1

**Zoning Code Amendment, ZCA P-2009001, amending Section
17.220.035 of the Culver City Municipal Code "Commercial
Downtown (CD) District Requirements" to Increase the
Quantitative Parking Requirements for Restaurant Uses
Within the CD Zone**

Staff provided a summary of the material of record.

Additional discussion between staff and the Council
included: clarification of which restaurants would not be
subject to the new changes; terms and provisions of parking
leases; clarification on the date that elimination of
grandfathering is effective; quantitative parking
requirements; clarification that the shared pool is not

full; changes to other uses to make ratios consistent for the rest of the code; what portion of pool parking is tied up with leases; utilization of parking structures; diversifying types of uses downtown; tax revenues greater for retail than for restaurants; whether there were potential downsides for a zone change; policies of comparable cities; options to meet increased requirements; the comprehensive parking study; Parcel B will be adding additional parking; loss of revenue if there is less leasing; and valet parking.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED TO OPEN THE PUBLIC HEARING.

Chair Rockwell invited public participation.

The following members of the audience addressed the Commission:

Cary Anderson wanted to see accountability for restaurant employee parking included in the ordinance as he did not think employee parking was taken into consideration and the employees do not park in the structures. He reported that one restaurant downtown has over 140 employees.

Richard Ronak felt that table seating should be considered when formulating parking requirements; he expressed concern with enforcement; he referenced issues with a factory in his neighborhood, and asked that there be repercussions for non-compliance.

Rob Barber, Stellar Hardware, expressed concern about whether proposed restaurants on his property were going to be grandfathered in.

Steven Rose, Chamber of Commerce, clarified that the downtown valet parking program used private parking lots, not City or Agency lots; he noted that the restaurant with 144 employees probably only had 20 employees working at one time with many of those using public transport or riding bicycles; and he felt that if parking standards were increased people would be more likely to stay and patronize more than one business in the City.

Discussion between the Commission and Mr. Rose included: funding, formation and function of the Downtown Business

Association (DBA); the valet service; an observation that existing restaurants have an advantage due to previous incentives; a suggestion that the economy may naturally balance uses out; concern it is hard to replace a restaurant with a new one due to increased parking requirements; the status of Parcel B; active pursuit of retail users by the City; allowances for extensions with reopening vacated spaces; clarification regarding the discretion of the Director; pool parking; enforcement; the actual impact of employees on parking; clarification that parking ratios take employees into consideration; Culver City ratios are in line with those of other cities; proper utilization of parking spaces; overflow parking into neighborhoods; at what point overflow parking into neighborhoods is considered a nuisance; non-conforming situations in the City; procedures for restaurant turnover; restaurants with private valet parking services; higher parking demand for restaurants; a belief that sufficient parking exists to serve current uses; and an observation that if development is full the only way to increase parking is if some restaurants become retail.

MOVED BY COMMISSIONER FROST SMITH, SECONDED BY VICE CHAIR KUECHLE, AND UNANIMOUSLY CARRIED TO CLOSE THE PUBLIC HEARING.

Additional discussion between staff and the Commission included: support for diversification; whether the old ratios were obsolete; change consistent with surrounding cities; support for increasing "dwell time" downtown; support for urgent attention given to impacts on the neighbors and finding solutions for them; support for the old rule of grandfathering, but with the stipulation that once the ordinance takes effect, people who apply after January 14, 2009 will not be subject to the grandfather benefit; clarification that the neighborhood guidelines can be changed by the Council; clarification that without a moratorium, if an application is submitted under the current regulations, the City can not enforce regulations that don't exist yet; the vested rights rule; Parcel B; and discretion of the Agency.

Steven Rose reported that the Linwood Howe preferential parking district had solved residential parking issues and residents did not have to pay for the parking.

Heather Baker, Assistant City Attorney, reminded the

Commission that the public hearing was closed.

Cary Anderson cited parking enforcement issues and provided clarification that Van Buren gets free preferential parking but the others have to pay for issues created by the lax requirements.

Additional discussion between the Commission and staff included: clarification that grandfathering is a separate policy issue and did not affect the ordinance; the effective date of grandfathering as a separate action; and proposed language.

Heather Baker, Assistant City Attorney formulated the following amendment to address Commission concerns: Any applications for restaurant use received by the City after the date of adoption of the resolution shall comply with the new parking requirements when they become effective unless substantial work has been completed or the applicant is open for business.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER SMITH FROST, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPROVE ZONING CODE AMENDMENT ZCAP-2009001 AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.220.035 COMMERCIAL DOWNTOWN (CD) DISTRICT REQUIREMENTS TO INCREASE THE QUANTITATIVE PARKING REQUIREMENTS FOR RESTAURANTS AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AS AMENDED.

o0o

Consent Calendar

Item C-1

Secretary's Report

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED THAT THE COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING.

o0o

Item C-2

Meeting Minutes

The minutes were not available. No action was taken.

o0o

Items from Staff

Thomas Gorham, Planning Manager, reported: that the Council had authorized the Commission to contact former Commissioners within the past four years to fill Commissioner Tiggs' spot; the January 28 meeting was cancelled as there were no items for the agenda; plans to meet with the Gateway Neighborhood group to discuss the multi-family design guidelines; and on the status of Hayden Place regulations noting a proposed special meeting on Wednesday, January 21, 2009 to reach final resolution on the matter.

Commissioners discussed scheduling for the special meeting and Vice Chair Kuechle agreed to check his calendar and get back to staff.

o0o

Items from Commissioners:

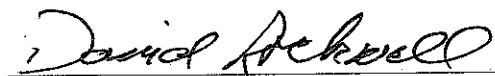
None.

o0o

Adjournment

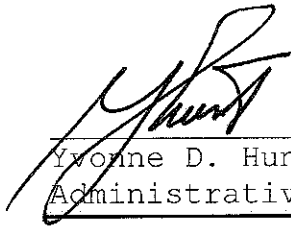
There being no further business, at 9:04 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 11, 2009, at 7:00 p.m. in the Mike Balkman Council Chambers.

o0o



David Rockwell, Chair
City of Culver City

Planning Commission



Yvonne D. Hunt
Administrative Secretary
