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

January 12, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:02 p.m.

Present: Linda Smith Frost, Chair
Anthony Pleskow, Vice Chair
John Kuechle, Commissioner
Marcus Tiggs, Commissioner
Scott Wyant, Commissioner

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Pledge of Allegiance

Jose Mendivil, Associate Planner, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

None.

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Action Items

Item A-1

Standard Conditions of Approval

Thomas Gorham, Planning Manager, provided background on the item and discussed comments, additions and corrections to the document.

A discussion ensued between staff and the Commission regarding concern with not having enough time to review the document; concern with items that were agreed upon not being incorporated into the document; a request to defer the document; concern with things falling through the cracks; definitions in the resolution; stylistic and substantive comments; obligations on the applicant vs.

obligations on the City; the importance of getting the language right for a document that will be so heavily used; providing electronic copies to Commissioners; procedures for document changes and review of new versions; and the difficulty of keeping track of numerous electronic versions of documents.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED TO DEFER THE ITEM TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING.

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Public Hearing

Item PH-1

Conditional Use Permit to allow the operation of a 1,280 square foot vehicle repair shop located at 11304 Culver Boulevard

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

Thomas Gorham, Planning Manager, discussed vacant gas station sites.

Chair Smith Frost explained procedures for public speaking.

In response to inquiry from Commissioner Tiggs, Ron Rogers explained that BP would construct the project but a third party would operate the repair station.

A discussion ensued between staff and the Commission regarding ground water remediation; verification of the ability to operate the site while remediation is going on; the Regional Water Quality Control Board; and the independent health risk assessment.

Erika Skeie, Fiedler Group, discussed the health risk assessment test provided; clarified that the Water Quality Control Board does not make that determination; and she clarified that they had used the most conservative test available to determine that they could be on site during remediation.

Further discussion ensued between staff and the Commission regarding documents provided by the applicant none of which indicate that the site has to be closed for human occupation; the landscape report; height of the burm; concern with security issues; the fact that the property is considered blighted even though it meets property maintenance standards; previous discussion regarding updating maintenance standards; adding a signage component; the perimeter and fencing; photoshop vs. the final outcome; alternative fencing solutions for the street edge; and improving on the usual solution.

Chair Smith Frost opened the public hearing.

The following member of the audience addressed the Commission:

Erika Skeie, Fiedler Group, presented the design for the site and described planned enhancements; she discussed the history of the site; reported meeting with staff and hosting two community meetings; discussed concerns raised by neighbors regarding the use of the site including noise, traffic and parking; and noted efforts to limit impacts through landscaping, parking provided, limited hours of operation, and ingress and egress.

A discussion followed between the Commission and the speakers regarding improvements to fencing; fencing alternatives that would provide security and aesthetics; choice of colors and wear ability; whether the fence is necessary; hours of operation; securing the site during evening hours; neighbor concerns with security; the extra parking spaces to address community concerns; concern that the motivation for extra parking spaces is to store cars; clarification regarding who the BP entity is behind the project; the previous version of this project ten years ago; clarification that no tenant has been secured; the number of employees at the facility; clarification that the site will not be a BP franchise, rather the land will be leased to a third party; typical length of a lease; number of employees; and security on the site.

MOVED BY COMMISSIONER TIGGS, SECONDED BY COMMISSIONER WYANT, AND UNANIMOUSLY CARRIED TO CLOSE THE PUBLIC HEARING.

Chair Smith Frost reported receipt of two letters in opposition to the project.

A discussion ensued between staff and Commissioners regarding significant questions raised; the generic fence; concern with proper landscaping maintenance; concern with not knowing who the tenants are or what security will be; the volume of cars coming and going; clarification that the main issue is the fence; a desire for more creative solutions to the fencing; the importance of creating a positive project for the community; concern with having a fence on the property; encouragement to clear out the cars each night; a suggestion to have staff prepare a better plan without being dissuaded by the applicant; signage conditions; a condition to limit the number of cars on the site at any given time; hours of operation; zoning; appropriate use for the area; desire for the best possible design for the project; onsite lighting; and clarification that the lessee would be subject to the conditions in the resolution.

Erika Skeie, Fiedler Group, requested a continuance to work on the fencing issue.

Thomas Gorham, Planning Manager, summarized the issues which included: street edge issues including fencing and landscaping; concern over the butterscotch color and direction to the applicant to look at alternatives; staff agreement to look at signage conditions that can be imposed in terms of scale, size and compatibility with the site; and conditions to address onsite lighting, hours of operation and the number of cars.

Additional discussion between staff and the Commission followed regarding concern that monitoring the number of cars could be an issue if a condition is imposed, imposing a condition that all cars have to remain on site to keep cars out of the neighborhood, and a suggestion to impose a condition that all cars must be parked in a spot or in a bay.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE ITEM BE CONTINUED TO FEBRUARY 23, 2011.

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Consent Calendar

Item C-1

Secretary's Report

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

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Item C-2

Meeting Minutes

MOVED BY VICE CHAIR PLESKOW AND SECONDED BY COMMISSIONER TIGGS THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF DECEMBER 8, 2010. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	Kuechle, Pleskow, Tiggs and Wyant
NOES:	None
ABSENT:	None
ABSTAIN:	Smith Frost

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Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming agenda items and reported a special meeting proposed for March 3, 2011 for an affordable housing mixed-use project.

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Items from Commissioners

None.

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Adjournment

There being no further business, at 8:24 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 9, 2011, at 7:00 p.m. in the Mike Balkman Council Chambers.

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Yvonne D. Hunt 2/23/2011

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

Linda Smith Frost 2/23/2011

LINDA SMITH FROST
CHAIR of the CULVER CITY PLANNING COMMISSION
City of 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, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

2-24-11
Date

By: Ela Vallad
Ela Valladares
Deputy City Clerk