

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

July 25, 2007
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: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Andrew Weissman, Commissioner
Linda Smith-Frost, Commissioner

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Pledge of Allegiance

The Pledge of Allegiance was led by Joe Pannone.

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Public Comment for Items Not on the Agenda

Vice Chair Tiggs invited public participation.

The following members of the audience addressed the Planning Commission:

Rosalind Bergstrom (Culver Alliance for Quality of Life) expressed concern regarding the height limits in Culver City and lack of green spaces for the Champion Project.

Paul Bergstrom (Culver Alliance for Quality of Life) expressed the need for an environmental impact study in the Sunkist Park area for the Champion Project.

Joanne Morrissey (Culver Alliance for Quality of Life) expressed concern over the 56 foot height limit and a need to amend the Code to reduce density in relation to the Champion Project.

PH-1

Site Plan Review, Zoning Code Amendment, Administrative Use Permit, Tentative Tract Map and Negative Declaration for the construction of a 4-story commercial building located at 12402 Washington Place.

Commissioner Smith Frost recused herself from this agenda item.

Paul Samaras, Associate Planner, gave a brief summary of the project.

Commissioner Weissman asked whether office space could be leased as well as sold, and Mr. Pannone replied yes.

Pamela Day and Stephen Albert of Crimson Holdings (Applicant) were present to address questions and concerns.

Comments in opposition of the project were made by Norma Abelan and Robert Hernandez.

Comments in favor of the project were made by Pat Duncan and Judy Scott.

A letter from Councilman Bill Rosendahl was read into the record.

Motion to close the Public Hearing was moved by Commissioner Kuechle, seconded by Vice Chair Rockwell.

Comments from Commissioners included:

Vice Chair Rockwell

- Questioned why the zoning differs from the General Plan
- Concerned about height, tandem parking, left turns and traffic impacts

Commissioner Weissman

- Concerned about left turns on Centinela entering and exiting the property
- Suggested possible condition requiring LEED Certification document
- Suggestion possible addition of "photo voltaic" condition
- Suggested adding an additional buffer for adjacent property

Chair Tiggs

- Concerns included loading/unloading areas, safety of left turns
- Should be more interaction with adjoining residents

Commissioner Kuechle

- Inquired whether changes can be made to the project to make it more accommodating to the residents next door
- Supports the 45 foot height limit for future projects
- Concerned about privacy issues

Commission directed staff to include a condition requiring the applicant to conduct a traffic study at a time when construction is completed and the traffic flow related to the project is established to determine if additional mitigations such as restricted left turn movements.

Motion to adopt resolution with conditions as amended approving Site Plan Review, Zoning Code Amendment, Administrative Use Permit, Tentative Tract Map and Negative Declaration with conditions as amended was moved by Commissioner Weissman, seconded by Commissioner Kuechle. **Vote 4-0.**

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PH-2

**Conditional Use Permit and Mitigated Negative Declaration
for Star Prep Academy located at 10101 Jefferson
Boulevard**

Vice Chair Rockwell and Commissioner Weissman recused themselves from this agenda item.

The following applicant representatives were present:

Katya Bozzi
Katiana Bozzi
Tim Benson
Chris Jones
Erick Bozzi
Richard Wilken, AIA (architect)

Public comments for this item were made by:

Richard Rowith
Steve Fleischli

Commissioner Comments:

Commissioner Smith Frost

- Inquired about 'after the fact' penalties

Commissioner Kuechle

- Concerned about the school's failure to obtain a Conditional Use Permit in the past
- The City should adhere to all laws and codes
- Felt staff report was inadequate
- Requested a copy of any written policy regarding 'after the fact' projects
- Suggested possible re-zoning
- Recommended continuing this item to allow applicant to submit a zone change request

Chair Tiggs

- Supported continuance of the item to allow for the traffic study to be re-worked in relation to the request for additional staff and students

Motion to continue to a date uncertain, to address zoning and traffic circulation was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost. **Vote 3-0**

Joe Pannone, City Attorney's Office, suggested the applicant apply for the zone change only at this time.

Item C-1

Secretary's Report

THAT THE PLANNING COMMISSION APPROVE THE SECRETARY'S REPORT WAS MOVED BY COMMISSIONER WEISSMAN, SECONDED BY VICE CHAIR ROCKWELL. VOTE 5-0

Item C-2

Approval of Minutes

THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 11, 2007 (AS AMENDED) WAS MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER WEISSMAN. VOTE 5-0

Items from Staff

Thomas Gorham, Planning Manager, regarding the upcoming Commission meetings:

No meeting scheduled for August 8, 2007. The next scheduled meeting will be August 22, 2007 with one four-unit condominium project on the agenda.

Sol Blumenfeld, Director of Community Development, stated that staff is working on redefining the standard conditions of approval which will hopefully assist the commission in reviewing the resolutions

Items from Planning Commission

Commissioner Kuechle requested earlier distribution of packets to allow Commissioners more time to review the information prior to the scheduled meeting. All of the remaining Commissioners agreed it would be helpful to receive the packet at least a couple of days earlier.

Thomas Gorham responded that staff will make every attempt to honor that request.

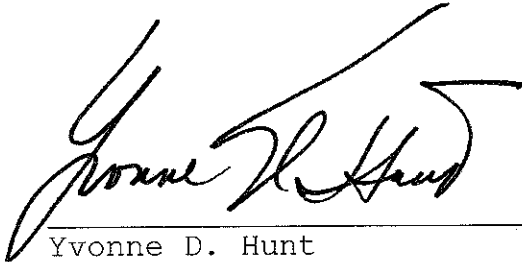
Vice Chair Rockwell inquired about his previous request for traffic and tandem parking studies.

Thomas Gorham responded that traffic studies are still pending until later this year and tandem parking discussions will be conducted in September.

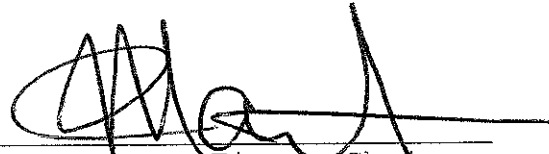
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Adjournment

There being no further business, at 11:20 P.M., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on August 22, 2007.



Yvonne D. Hunt
Administrative Secretary



Marcus Tiggs, Chair
City of Culver City
Planning Commission