

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

October 10, 2007
7:00 P.M.

Call to Order & Roll Call

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

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Carol Schwab.

o0o

Public Comment for Items Not on the Agenda

Chair Tiggs invited public participation.

The following members of the audience addressed the
Planning Commission:

Len Judaken complimented the Planning staff on their
diligence and expertise in the performance of their job.

Jon Andersen Miller suggested (a) development of a better
system for reviewing and approving new projects and (b)
the City should raise the standards for new projects that
meet the bare minimum.

o0o

PH-1

**General Plan Map Amendment to change the General Plan designation
located at 10112-10116 Braddock Drive from Low Density Two-Family
to Medium Density Multiple Family.**

Heather Burton, Assistant Planner gave a brief summary of the project.

Present for the applicant were:

Amo Hazrati (applicant) - purchased the property under the assumption the zoning; received conflicting information from Planning.

Gar Smith (attorney for Mr. Hazrati)- cited a discrepancy in the information provided by Planning; feels the timeline for the map amendment may be too long and could delay Mr. Hazrati's use of the property where he plans to reside.

Public Comments:

Robert McCrae - property owner on Baldwin; supports the project.

Bob Wayne - City should maintain low density; developments on Lincoln are too big.

Ellen Sinatra - tenant - keep rental units.

Jonathan Levy - inconsistency issue should be addressed; Mr. Hazrati did not exercise due diligence; the seller of the property should have disclosed the General Plan issue to Mr. Hazrati; property report was delivered after completion of the sale to Mr. Hazrati; property has been R-3 for 42 years; supports Option #4.

Jessica Seaton - property owner on LaSalle; neighborhood should be kept at low density to safeguard the character of the neighborhood; supports Option #4.

Andrew Thomas - supports Option #4.

Tom Camarella - eight-unit development is non-conforming; General Plan was not haphazard; General Plan trumps zoning; General Plan update is years late.

Raisa Heliks - bought the property in 1975; was also told by the Planning Division that four units could be built.

Paul Mendelbaum - opposed to large condo developments on Lincoln - supports Option #4.

Comments from the following were received and read into the record:

Cameron Spencer	Kim Richards
Tim Barker	Steve Sheftel
Mary Ann & Ron Webster	Eleanor Osgood

Comments from Commissioners included:

Commissioner Smith-Frost

- Stressed the importance of due diligence with respect to redevelopment
- General Plan should not be amended for this single project
- Expressed concern that 900 properties are inconsistent with the General Plan
- Inquired about the rationale for not bringing the zoning consistent with the General Plan
- Project is inconsistent with other properties in the area
- General Plan takes precedence over zoning
- Does not support this project

Vice Chair Rockwell

- Cited inaccuracy in the map
- Stated it would be unfair to other residents to change the General Plan for a single project.
- Supports Option #2 or #4
- Inquired about the process and timeframe involved to develop the General Plan Map
- General Plan does take precedence over zoning.

Commissioner Weissman

- Inquired about the General Plan Advisory Committee.
Response: panel of fifty people appointed by the City Council; the committee made recommendations to the Planning Commission and the Commission made recommendations to the City Council.
- Asked about public participation in the General Plan Map amendment process.
- City is well overdue for amending the General Plan and encourages no further delay in the process of amending it.

Carol Schwab (City Attorney) stated that in the past charter cities have been exempt but encouraged to bring into consistency the General Plan and zoning; Culver City's practice has been to be consistent with the General Plan over zoning. There is case law that states cities must be in compliance with the General Plan and Zoning Code consistency.

Chair Tiggs

- Inquired whether the two-year timeframe to amend the General Plan had begun and whether the Planning Commission will be the deciding factor or make recommendations to initiate the process.

Response from staff: The amendment has been budgeted for Fiscal Year 2008-2009.

- Property is among 14 or 15 other properties in the same category; significant impact would be realized if all the properties were developed.
- Supports Option #2.

Commissioner Kuechle

- Questioned why the decision was made not to change the designation and to change the General Plan and zoning specifically for this project.
- Requested information from the City Attorney regarding the law/provision regarding the General Plan concerning precedent over zoning.
- Does not support General Plan Amendment for this project
- Supports Option #2

After review and discussion a motion to deny was move by Commissioner Weissman, seconded by Commission Smith Frost.

Vote: 5-0.

oOo

PH.2

Site Plan Review and Tentative Parcel Map for the Construction of Four Condominium Townhouses Located at 4058 Madison Avenue.

Commissioner Weissman recused himself from this agenda item.

Heather Burton (Assistant Planner) gave a brief summary of the project.

Present for the applicant were:

Carlos Lugo (Applicant)
Thomas Yuge (Engineer)
M. Alvarez (Designer)

Comments from Commissioners:

Commissioner Linda Smith Frost

- Project complies with the code
- Supports project

Commissioner Kuechle

- Project complies with the code.
- Has some concerns regarding the landscaping, in particularly the type of plants and the length of time it will take to reach their maximum height.

Vice Chair Rockwell

- Project is packed in but does meet the requirements of the code.
- Should be more space between the project site and other properties.

Chair Tiggs

- Project will be an improvement of the property and does meet the code

Following review and discussion of the project a motion to approve the Site Plan Review and Tentative Parcel Map was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost. **Vote: 3-1.**

PH-3

Administrative Use Permit, Site Plan Review and Tentative Tract Map for the Construction of a Mixed Use Project located at 13365 Washington Boulevard.

Jose Mendivil gave a brief summary of the project.

Present for the applicant were:

Kevin Reed (Applicant)
Duncan Lemon (Applicant)
Brian Paquin (Architect)

Public Speakers:

Mary Fraser

- Concerned with width of the alley
- Speed and impact of traffic
- Consideration of parking permits

Richard Davenport

- Height objection
- Parking concerns

Comments from Commissioners:

Chair Tiggs

- How does the project facilitate with the NTMP.
- Inquired if traffic engineer is satisfied with the traffic study report.
- There is no indication of "do not block" signage to prevent queuing.
- Concerned about curbside loading obstructions, side access off of Washington and safety for pedestrians.
- Supports the project.

Vice Chair Rockwell

- Observed traffic patterns and did not see any backup of traffic.
- Asked developer if he would be willing to lower the height of the project.
- Supports the project.

Commissioner Weissman

- Inquired about speed humps on Walgrove as opposed to Glencoe.
- Concerned about parking spaces configuration.

- Suggested including a condition of approval as CC&R to require residents to park onsite.
- Would like to discuss height reduction.
- Supports the project.

Commissioner Smith Frost

- Good cooperative effort by the applicant.
- Supports the project.

Commissioner Kuechle

- Inquired about legality of parking in the alley.
- Felt there was a good working relationship between the developer and the residents.
- Supports the project.

After review and discussion, motion to approve the Administrative Use Permit, Site Plan Review and Tentative Tract Map was moved by Commissioner Weissman, seconded by Commissioner Kuechle. **Vote 5-0.**

Consent Calendar

o0o

Item C-1

Secretary's Report

THAT THE PLANNING COMMISSION APPROVE THE SECRETARY'S REPORT WAS MOVED BY COMMISSIONER WEISSMAN, SECONDED BY COMMISSIONER KUECHLE.

Item C-2

Approval of Minutes

THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 11, 2007 AND JULY 25, 2007 (AS AMENDED).

VOTE:	JULY 11, 2007	4-0 (as amended)
	JUNE 25, 2007	3-0 (2 abstentions)

ITEMS FROM STAFF

Thomas Gorham, Planning Director gave staff comments regarding the upcoming Commission meetings:

o o o

ITEMS FROM COMMISSIONERS

Commissioner Rockwell will communicate directly with Public Works to obtain an analysis of past and projected traffic flow studies; status report to be given at meeting of October 24, 2007.

Commissioner Smith Frost will be absent from the October 24, 2007 meeting.

Adjournment

There being no further business, at 11:15 P.M., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on October 24, 2007.



Yvonne D. Hunt
Administrative Secretary

Marcus Tiggs, Chair
City of Culver City
Planning Commission