

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

April 21, 2009
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:05 p.m.

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

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Invocation/Pledge of Allegiance

Sol Blumenfeld, Community Development Director, led the
Pledge of Allegiance.

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Comments NOT on the Agenda

None.

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Discussion Items

Item D-1

**Discussion of Gateway Neighborhood Multi-Family Design
Guidelines**

Staff provided a summary of the material of record.

Discussion between staff and the Commission included
clarification on double lots and multiple versions of
documents in the staff report.

Chair Rockwell invited public participation.

The following members of the audience addressed the
Commission:

Eleanor Osgood suggested examining the character of the neighborhood rather than going block by block; expressed concern with notification; encouraged the inclusion of additional environmentally sustainable issues; questioned the implications of consideration on a block by block basis vs. as a neighborhood noting that half of her neighborhood had been left out of the process; expressed concern with the word "underdeveloped"; and supported allowing alternative building orientation.

Karen Kurakowa expressed concerns regarding: the impact of requiring that mature landscaping be maintained; the requirement that all entryways face the street; dictating that the architecture and design of accessory buildings relate to the primary buildings, but still allow for some degree of creativity; lighting requirements in regards to avoiding excessive energy use; and the policy on the random mixing of architectural styles.

Rich Waters discussed landscaping, permeability, and using language stronger than "encourage".

John Anderson Miller discussed architectural integrity and suggested providing illustrations; wanted to see discouragement of front yard fences for condominiums; and requested clarification as to where sustainability guidelines are.

Catherine Yanda questioned whether outliers were taken into consideration when considering blocks with multi-family dwellings; discussed motion sensors and light pollution; suggested that any path lighting be close to the ground and solar; and she suggested low-step or zero-step entrances.

Shuji Kurakowa questioned how guidelines apply to smaller projects; noted that any size addition impacts the neighborhood; questioned who approves compromises and judges remodels that don't come before the Commission; questioned the definition of block by block as there are different styles of architecture within a block; asked about building orientation vs. primary building entries; asked about building privacy issues; expressed concern with the requirement that fencing and housing materials and colors be similar; commented on the consolidation of open space; and questioned guidelines regarding the building base.

Staff responded to speaker concerns regarding orientation and entries, and addressing issues at the block level.

Discussion between staff and the Commission included: how to provide direction to residents; acknowledgement of the difficulties for architects; bulk vs. mass; providing a list of definitions; integrated landscaping; clarification of the intent of the neighborhood study; genuine architecture; the amount of water required for landscaping; clarification regarding the main entry of a building or entry ways into each unit; corner and reverse corner lots; and privacy issues.

Responding to Commissioner Pleskow, Rich Waters asked that the City make sure that materials are certified to be permeable.

Additional discussion between the Commission and staff included: the positive and negative affects of permeability; sustainability guidelines for land use vs. sustainability standards for the building code; landscaping to screen driveways from view; subterranean parking; elements vs. items; alternatives to greenscape; height restrictions; outdoor private spaces vs. public zones; municipal code requirements; consolidating open space vs. pockets of open space; a suggestion to provide as many graphic examples in the document as possible; building base alternatives; encouraging the integration of interesting design in the neighborhood; building façades and variations with accessory buildings; the use of appropriate and consistent architectural details; concern with conflicting direction with respect to architectural design; incorporating neighborhood input; and the intent to maintain architectural integrity.

The Commission directed staff to return with a draft incorporating Commission comments available to the Commission and the public 10 days in advance of the meeting with the concept of architectural integrity integrated into the introduction.

Karen Kurakawa clarified that the intent of her comments on genuine architecture was not to quash creativity.

Shuji Kurakawa spoke in opposition to mixing architectural styles.

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Additional discussion between staff and the Commission ensued regarding: incorporating into the document the fact that the elements inherent in a good building are more important than the style; the ramifications of looking at things on a block by block basis; building orientation; retaining mature trees; harmony with the neighborhood; clarifying the definition of block and defining the neighborhood; the fairness of dictating to multi-family homes but not to single-family homes; consistency with multi- and single-family guidelines; whether the building lot coverage provision precludes multi-family units in certain areas; allowing some mixing of architectural designs; at the beginning of the document, to clearly define the overall purpose or vision of the guidelines, which would provide a clear context for determining how to judge new or unforeseen circumstances in a manner that is consistent with the original intent of these guidelines; concern with segmenting the neighborhood; a suggestion to add a glossary and illustrations; and agreement that wordsmithing and typos be left to be done on the next version.

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Consent CalendarItem 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.

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Item C-2**Meeting Minutes**

MOVED BY VICE CHAIR KUECHLE AND SECONDED BY COMMISSIONER SMITH FROST TO APPROVE THE MINUTES OF DECEMBER 10, 2008, JANUARY 14, 2009, AND JANUARY 28, 2009.

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Items from Staff

Thomas Gorham, Planning Manager, provided a preview of upcoming issues to be considered by the Planning Commission.

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Items from Commissioners:

None.

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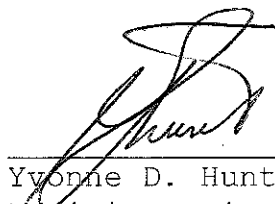
Adjournment

There being no further business, at 9:56 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, May 13, 2009, at 7:00 p.m. in the Mike Balkman Council Chambers.

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David Rockwell, Chair
City of Culver City
Planning Commission



Yvonne D. Hunt
Administrative Secretary