

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

February 27, 2008
7:00 P.M.

Call to Order & Roll Call

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

Staff Present:

Sol Blumenfeld, Community Development Director
Thomas Gorham, Deputy Community Development Director
Sherry Jordan, Senior Planner
Carol Schwab, City Attorney
Heather Baker, Deputy City Attorney

Advisory Present:

Barry Kurtz, City Traffic Engineering Consultant
Jay Ziff (PCR)
Mike Singleton-KTU + A/City's Independent Consultant

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Pledge of Allegiance

The Pledge of Allegiance was led by Heather Baker.

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PUBLIC COMMENT (Items Not on the Agenda)

Donna LeBlanc

- Opposition to proposed construction of four-story commercial building to be located at 8865 Hayden Place because the building would not be congruent with the height of any residential or commercial buildings in the general area.

PH-1. Certification of an Environmental Impact Report (EIR), Approval of a Site Plan Review and Tentative Tract Map, and Recommendation on a Height Exception for the Construction of the

Entrada Office Tower Project Proposed to be Located at
6161 Centinela Avenue.

Sherry Jordan gave a staff report.

Jay Ziff, (PCR), and Mike Singleton (KTU + A/City's
Independent Consultant) gave a staff report on the EIR to
the Commission.

Presentation by the applicant:

Brandon Taylor (Centinela Development Partners)
Mitch Menzer (Paul, Hastings, Janofsky & Walker
Rob Jernigan (Gensler)
Roy Nakamura (Crain & Associates)

PUBLIC SPEAKERS AND CONCERNS ADDRESSED

- Dana Sayles - not opposed to the project.
- Art Garcia - supports project because land is undeveloped and proposed use would be more suitable than retail complex.
- Jim Kennedy (Councilman Rosendahl's office) - read statement from the Councilman in opposition of the project, favored denial of the EIR certification, and stated concerns regarding air emission and construction noise.
- Tom Supple - opposes height exception; traffic study is inaccurate; should consider low-rise alternative.
- Mary Jane Ludwig - Opposes height exception, view obstruction and exorbitant costs.
- Jerry Kay - supports project; suggested an off-ramp at Mesmer to alleviate traffic congestion.
- Ellie Holm - opposes height exception.
- Tricia Evenson - opposes height exception.
- Rob West - destruction of quality of life, was not made aware of the project, opposes height exception, concerned with air quality and traffic congestion.
- Mina Bharadwa - traffic study is inadequate; opposes height exception.
- Tom McCabe - project will set the wrong precedent.

- Pat Fournier - Concerned about traffic congestion and emissions.
- Kathy Young - traffic gridlock, view obstruction, nitrate oxides and size of the project.
- Michael Koshak - nitrogen oxides and traffic impacts.
- Gina Koshak - CD presentation; pollutants; height exception.
- Tom Kreller - traffic congestion, aesthetics, view obstruction; EIR is flawed.
- Hillary Gross - supports project.
- Mark Hall - CD presentation in opposition of the project.
- Rex Frankel - traffic congestion, height exception and heliport.
- Lorie Alexander - significant negative impact on greenhouse gases; opposes height exception; view preservation.
- Michael Young - no "open space"; inaccurate photos; EIR is incomplete and inaccurate; traffic analysis on the 405 and 90 freeways not conducted; environmental unhealthy; traffic congestion; height exception;

Comments from Commissioners:

Commissioner Smith Frost

- How will the drainage issues be addressed?
- Concerned about truck staging along Sepulveda.
- TDM program enforceability.
- Financial feasibility regarding alternative configurations (low rise/medium rise).

Commissioner Kuechle

- Concerned about traffic study conducted while school was in session and questioned how many studies were done.
- Questioned whether approval of height exception would set precedence in the city.
- Inquired about the accuracy of the photos of the project and which photos reflect a true image of the actual project.

- Inquired about the economic feasibility of the alternative low/medium rise project and the construction of a new hotel.
- Questioned applicant regarding the completeness of the EIR.
- Who created the objectives in the EIR?
- Requested location of the language in the General Plan regarding the consistency of the EIR with the General Plan.

Commissioner Weissman

- Questioned what happens after the five year Transportation Demand Management (TDM) program goal (10% reduction in traffic) review period is over, and the penalty if any if the goal has not been met.
- Stated that a covenant between the hotel and project site should be entered into prior to a Certificate of Occupancy.
- Concerned about storm water catch basins.

Vice Chair Rockwell

- Asked what other parts of the city would be subject to height exceptions.
- Concerned about view obstruction.
- Inquired about the economic benefits and whether there would be any costs for the City to bear.
- Questions various aspects of the proposed TDM program.

Chair Tiggs

- Inquired about the criteria used to recommend a height exception.
- Asked if the project could be downsized and still realize a return on investment.
- Concerned with the impact of police/fire response times due to traffic congestion.
- Noted that applicant should purchase at least one motorcycle and one paramedic rig if project is approved.
- Has a concern about view obstruction and simulations.

Staff and applicant responded to questions and Brandon Taylor agreed to fund the purchase of a police motorcycle and a paramedic van.

Motion was made and seconded to certify the EIR.
Vote 5-0.

Motion to approve Resolution 2008-P002 (certifying the Final Environmental Impact Report), as amended was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost. Vote 5-0.

Further comments from Commissioners:

Commissioner Kuechle

- Not comfortable with economics because EIR does not address net figures. Need independent fiscal analysis.
- Police and fire response times need to be analyzed.
- Concerned about lack of standards or guidelines in the Code regarding height exceptions.
- Should be additional language for traffic measurements; not comfortable with the 5 year limit to maintain the 10% reduction in traffic in TDM program.
- Need additional language regarding the parking covenant and drainage issues addressed by the Albertsons representative.

Commissioner Weissman

- Need more than 5-year TDM program monitoring.
- Has concerns regarding the appropriateness of the project on the project site; mid-sized project would be more suitable.

Commissioner Smith Frost

- Questioned compatibility of the project with other buildings in the area.
- Stated that height precedence has already been set by Los Angeles with the construction of the Howard Hughes Complex.
- Cut-through traffic should be addressed directly for each individual project.

- View obstruction is more a public issue; only a few homes will be impacted.
- Noted that 75% of the public speakers are non-Culver City residents.
- Supports the project.

Vice Chair Rockwell

- Is comfortable with the economic benefits of the project.
- Feels the TDM program language needs to be revised.
- Supports project.

Chair Tiggs

- Supports the project.
- Views the project as an opportunity to Culver City and Los Angeles to work together.
- Agrees the project does have an economic benefit.
- Purchase of the motorcycle and paramedic rig should be a condition of approval.

Motion to adopt Resolution No. 2008-P003 (Statement of Overriding Conditions) was moved by Vice Chair Rockwell, seconded by Commissioner Kuechle. Vote: 4-1 (Weissman).

Motion to adopt Resolution No. 2008-P004 (Site Plan Review, Tentative Tract Map, and Height Exception) was moved by Commissioner Smith Frost, seconded by Vice Chair Rockwell. Vote 4-1 (Weissman).

Consent Calendar

Item C-1

Secretary's Report

That the Planning Commission approve the Secretary's Report was moved by Commissioner Kuechle, seconded by Commissioner Weissman.

Item C-2

Motion to approve the minutes of January 9, 2008 was moved by Commissioner Smith Frost, seconded by Commissioner Weissman. **Vote 5-0.**

Motion to approve the minutes of February 13, 2008 was moved by Commissioner Smith Frost, seconded by Commissioner Weissman. **Vote 3-0.**

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ITEMS FROM STAFF

Thomas Gorham announced the following:
The next scheduled Planning Commission meetings will be March 12, 2008 and March 26, 2008.

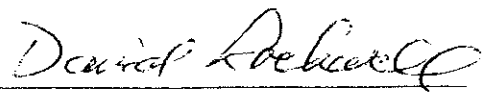
ITEMS FROM COMMISSIONERS

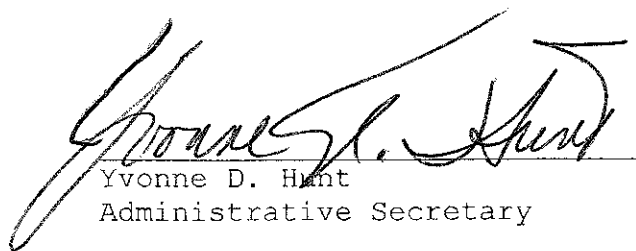
Commissioner Smith Frost will be absent from the April 23, 2008 Planning Commission meeting.

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ADJOURNMENT

There being no further business, at 1:05 a.m., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on March 12, 2008.
Moved by Commissioner Kuechle, seconded by Commissioner Weissman.


David Rockwell, Vice Chair
City of Culver City
Planning Commission


Yvonne D. Hunt
Administrative Secretary