

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

August 7, 2008
7:00 P.M.

Call to Order & Roll Call

Present: John Kuechle, Vice Chair
Marcus Tiggs, Commissioner
Linda Smith Frost, Commissioner

Absent: David Rockwell, Chair (Excused)
Anthony Pleskow, Commissioner (Recused)

Staff Present:

Sol Blumenfeld,	Community Development Director
Thomas Gorham,	Planning Manager
Susan Yun,	Senior Planner
Heather Baker,	Assistant City Attorney
Barry Kurtz,	City Traffic Consultant

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

Items Not on the Agenda

None

PUBLIC HEARING

PH-1 Site Plan Review, Tentative Tract Map, Administrative Use Permit, and Negative Declaration for the Construction of 3-story Commercial Building (Retail and Office) located at 12803-12823 Washington Boulevard.
(Staff Report: Susan Yun (310) 253-5755)

Sol Blumenfeld outlined the history of the project; Susan Yun gave a brief summary of the project.

Present for the applicant:

Wally Marks	Applicant
Jim Suhr	Applicant
Roger Sherman	Architect

COMMISSIONER COMMENTS

Commissioner Smith Frost

- Inquired about the possibility of full service restaurants at the project site.
- Asked if the estimated value of parking spaces was based on construction costs.
- Concerned about many vacant lots and empty buildings in the West Washington area.
- Supports the project.

Commissioner Tiggs

- Inquired about whether there will be a gate for ingress/egress on Meyer.
- Traffic study - ITE stated there were 634 added trips and did not factor in the public parking.
- Inquired whether the loading area on Moore Street will have sufficient space due to the narrowness of the street.
- Inquired whether the City of Culver City will pay the costs to install and maintain the parking meters and requested an description of "smart meters".
- Supports a program to monitor the developer's "green screen" activity and progress.
- Supports the project

Vice Chair Kuechle

- Asked whether the rule allowing restaurants of up to 1500 sq. ft. without requiring additional parking applied to the site as a whole, or to each restaurant.
- Inquired whether the mural might fade over time, and was told that the materials to be used would not fade, and that the conditions of approval would also address this concern.
- Stated that using the area under the sidewalks for subsurface parking was a good use of land, and should be considered for other projects, when appropriate.
- Supports the project.

Motion to approve the Site Plan Review, Negative Declaration, Administrative Use Permit and Tentative Tract Map was moved by Commissioner Tiggs, seconded by Commissioner Smith Frost. **Vote 3-0.**

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ITEMS FROM STAFF

Thomas Gorham discussed upcoming meetings. The next regularly scheduled meeting will be changed September 10, 2008 regarding 9919 Jefferson.

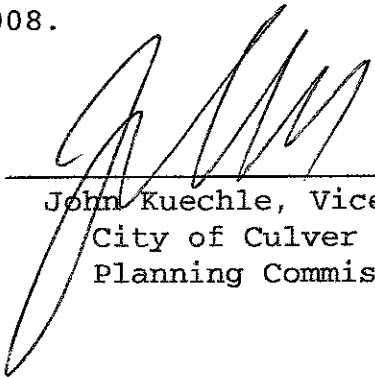
ITEMS FROM COMMISSIONERS

Commissioner Tiggs informed the Commission that Symantec is now Leeds certified.

Vice Chair Kuechle inquired about the revised resolution for Irving Place, which has still not been reviewed by the Commission

ADJOURNMENT

There being no further business, at 8:30 p.m., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on September 10, 2008.



John Kuechle, Vice Chair
City of Culver City
Planning Commission

Yvonne D. Hunt
Administrative Secretary