

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

June 27, 2007
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT Maureen Muranaka Chair
 Marcus Tiggs, Vice Chair
 Andrew Weissman, Commissioner
 John Kuechle, Commissioner

MEMBERS ABSENT David Rockwell

ADVISORY PRESENT: Thomas Gorham, Planning Manager
 Joe Pannone, Contract Attorney
 Heather Iker, Deputy City Attorney
 Heather Burton, Assistant Planner

CALL TO ORDER

Chair Muranaka called the meeting to order at 7:08 p.m.
The Pledge of Allegiance was led by Thomas Gorham.
Roll Call.

ITEMS NOT ON THE AGENDA

Public Speaker: Linda Forest, resident of Segrall Way, expressed disapproval of the proposed Champion Sepulveda Redevelopment Project.

Comments by the following residents regarding the Champion Sepulveda Redevelopment Project were read into the record:

Peggy Ishida	Michelle Boatwright	Beverly Joy Weatherly
Tim Boatwright	Ginee Boatwright	Joanne Morrissey
Peter Bergstrom		

PUBLIC HEARING

PH-1. Site Plan Review and Tentative Parcel Map for the construction of two condominium single family dwellings located at 4228 Madison Avenue.

Heather Burton gave a brief summary of the project.

Applicant Homayoun Mahyari was present and available to answer questions.

Public Speakers

Shuji Kurokawa
Peggy McDermott
Carla Bailey
Patrick McDermott

Karen Kurokawa
Owen Fishter
Kelly Weil

Mary Ann Webster
Andrew Thomas
Angela Dyborn

Note was made of an email received from Angelika Harris, resident of Madison Avenue, in opposition of the project.

Public Concerns:

- Size and height of the project
- Setbacks
- Project is not consistent with the character of the neighborhood
- Opposes the subdivision of the property
- Project will commercialize the neighborhood and disturb the quality of life
- Landscaping and opposes the removal of old trees

Motion to close the public hearing was moved by Commissioner Weissman, seconded by Vice Chair Tiggs.

Motion to receive and file correspondence was moved by Commissioner Weissman, seconded by Vice Chair Tiggs.

Staff Responses to public concerns:

- The project is zoned R-2 and does not include re-zoning; R-2 setbacks were changed from 20 feet to fifteen feet in 1952
- There are many properties in the neighborhood of equal size
- The large palm tree will remain on the property; all other trees will be replaced
- There is no dominant architectural style in the project neighborhood

Commission Comments

- Project meets the current code
- Applicant responded to architectural design concerns
- Suggested residents contact the City Council regarding policy issues
- Suggested changes in the language regarding landscaping to ensure long term maintenance of the trees
- Generally supportive of the project

Motion to approve the Site Plan Review and Tentative Parcel Map as amended was moved by Commissioner Kuechle, seconded by Vice Chair Tiggs. Vote 4-0.

C-1. SECRETARY'S REPORT

Motion to approve the Secretary's Report was moved by Commissioner Weissman, seconded by Commissioner Kuechle. Vote 4-0.

C-2. APPROVAL OF MINUTES OF APRIL 25, 2007

Motion to approve the Minutes of April 25, 2007, as amended, was moved by Vice Chair Tiggs, seconded by Commissioner Kuechle. Vote 3-1 abstention.

ITEMS FROM STAFF

Thomas Gorham, Planning Manager, thanked Chair Muranaka for her eight years of service. Mr. Gorham updated the Commission on agenda items for upcoming meetings:

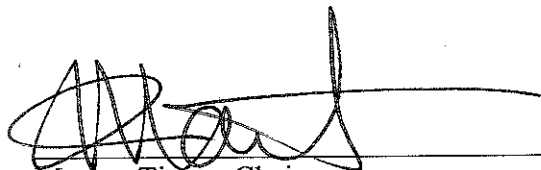
- *City Council July 2 – discussion on density*
- *Planning Commission July 11 – Parcel B (9300 Culver Boulevard) – architectural issues only*
- *Planning Commission July 25 – Washington Place/Centinela office project*

ITEMS FROM COMMISSIONERS

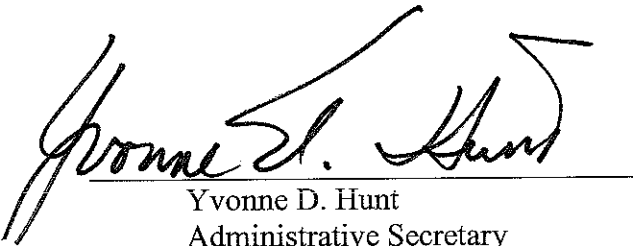
- Commissioner Kuechle requested an update regarding the dog rehab project and asked that the project come before the Planning Commission again in October if the matter is not resolved by the Hearing Officer in September
- Chair Muranaka gave parting remarks.

Motion to adjourn to the July 11, 2007 meeting was moved by Vice Chair Tiggs, seconded by Commissioner Weissman. Vote 4-0.

The meeting was adjourned at 8:30 p.m.



Marcus Tiggs, Chair
Planning Commission
City of Culver City



Yvonne D. Hunt
Administrative Secretary