

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

July 11, 2007
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: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Andrew Weissman, Commissioner
Linda Smith-Frost, Commissioner

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Pledge of Allegiance

The Pledge of Allegiance was led by Joe Pannone.

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Public Comment for Items Not on the Agenda

Vice Chair Tiggs invited public participation.

The following members of the audience addressed the Planning Commission:

Linda Forest, resident of Segrall Way, expressed disapproval of the proposed mixed use project located at 9900 Culver Boulevard, with concerns regarding the City's disregard of the residents' best interests

John Walker, representing the Culver Alliance for Quality of Life, expressed opposition to the proposed mixed use project located at 9900 Culver Boulevard, as well as the Champion Project with concerns regarding density, height of the project and possible zoning change. Mr. Walker stressed the importance of community involvement and asked when the community meetings be scheduled. Mr. Walker provided a signed petition asking the City to say "no" to the Champion Project.

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Item A-1

**Planning Commission Reorganization - Election of Officers
and Appointments of Committees**

The following were the results of the reorganization:

Chair Marcus Tiggs
Vice Chair David Rockwell

Board of Zoning Adjustment Andrew Weissman
 Linda Smith-Frost
 John Kuechle (Alternate)

Community Development Block Linda Smith-Frost
Grant Committee David Rockwell (Alternate)

General Design Review Committee John Kuechle
 Andrew Weissman
 David Rockwell (Alternate)

2008 Housing Element Update Marcus Tiggs
Subcommittee John Kuechle
 David Rockwell (Alternate)

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Motion to receive and file the Affidavit of Mailing and posting of notices was moved by Commissioner Weissman, seconded by Vice Chair Rockwell

PH-1

Modification No. 3 to Site Plan Review to Allow Revisions to the Colors, Materials and Architectural Style of Parcel B of the Town Plaza/Screenland located at 9300 Culver Boulevard.

Sol Blumenfeld, Community Development Director, gave a brief summary of the project.

Gensler & Associates (architects) were present to address questions and concerns.

The following members of the audience addressed the Planning Commission regarding this agenda item:

- Linda Shahinian (Resident)- Expressed concerns about the proposed change to a contemporary/modern project design; however, felt the architecture was good; did not feel this was the intended vision of the community who participated in the project several years ago; would like to see sustainability included if the project is approved.
- Douglas Newton (representing Culver Hotel) - concerned about the location of the valet parking for the hotel if project is approved.
- Josetta Sbeglia (owner of Citizen Building) - the original presentation was a recreation of historical architecture and was very disappointing; is supportive of the contemporary design of the revised project.
- Seth Wellisch (Broker)- commended and supported the project
- Greg Reitz (homeowner) - comments were read into the record; supports project

Sol Blumenfeld addressed the sustainability question. Joe Susca addressed the valet parking issue by stating that as part of the Washington Boulevard Realignment project the bus stop currently in front of the hotel will be relocated and there would be a cut-out for pick up and drop-off for pedestrians. The access road by the Parcel B site may be a possible area for valet services for both the Parcel B and the hotel.

Comments from Commissioners included:

Commissioner Smith-Frost

- Likes the enhanced contemporary design
- Supports the project

Vice Chair Rockwell

- Likes the concept of the open courtyard and its integration to the building
- Asked the architect in what way is the project compatible with the movie theater
- Asked if project would come before the Commission again
- Asked if high occupancy rates were considered in predicting profitability

- Asked if the project would generate a significant amount of pedestrian traffic and that there should be some thought to mitigate possible vehicular impacts to pedestrians crossing the street

Commissioner Weissman

- Requested an explanation of architect as to why they believed the "contemporary approach" was consistent with original design/entitlement.
- Recalled that the original Site Plan Review envisioned the intended use of the 2nd and 3rd floors was for pre and post production companies.
- Prior design did not include closure of Washington Boulevard
- Likes the courtyard, balcony aspects and incorporation of colors and textures of surrounding projects
- Supports the project

Chair Tiggs

- Agrees that realignment of Washington Boulevard was not in the original plan
- Feels the project has good architecture and is pedestrian-friendly

Commissioner Kuechle

- Not comfortable with the compatibility of the project with downtown; received similar comments from residents.
- Asked for clarification of one finding concerning the architectural design of the structure and their materials and colors being compatible with the character of the surrounding development.
- Not comfortable with the materials provided regarding this revision being consistent with the prior project approval.
- Has one specific concern regarding a requirement in the CEQA Analysis with one of the prior approvals that "the project make use of historical elements that are reflected in the past character of downtown Culver City."

Joseph Pannone, City Attorney's Office, stated that the legal procedure was that the Commission could approve the project as long as it conforms to the previous Site Plan Review approved.

Motion to approve Modification No. 3 to Site Plan Review, SPR P-1999044, and Resolution No. 2007-P012, for Parcel B of the Town Plaza/Screenland project at 9300 Culver Boulevard in the Commercial Downtown (CD) zone was moved by Commissioner Weissman, seconded by Vice Chair Rockwell. Vote 5-0. Approved.

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Consent Calendar

MOVED BY COMMISSIONER WEISSMAN, SECONDED BY VICE CHAIR ROCKWELL AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE CONSENT CALENDAR ITEMS C-1 AND C-2.
VOTE: 4 (yes)-1 abstention.

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Item C-1

Secretary's Report

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

Item C-2

Approval of Minutes

THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 13, 2007 AND JUNE 27, 2007 (AS AMENDED).

VOTE:	JUNE 13, 2007	4-0 (as amended)
	JUNE 27, 2007	3-0 (2 abstentions)

Susan Yun, Senior Planner gave staff comments regarding the upcoming Commission meetings:

July 25, 2007	10101 Jefferson Boulevard (CUP for Star Prep Academy) 12402 Washington Place (4-Story retail & office building)
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Commissioner Kuechle requested an update from staff regarding the circulation of the final resolutions prior to signature by the Chair.

Sol Blumenfeld expressed concern about the impact this procedure might have on the timing of the approval process.

Mr. Pannone recalled that the previous agreement by the Commission was to have draft resolutions emailed to all Commissioners before being signed. He further indicated that the appeal period for applicants would begin to run when the Commission reached its decision at the meeting, and if it turned out that the language of the resolution was subsequently revised, the applicant would be able to supplement his appeal to address the new language.

Sol Blumenfeld indicated that he would deal with the matter and see that resolutions were sent to the Commissioners.

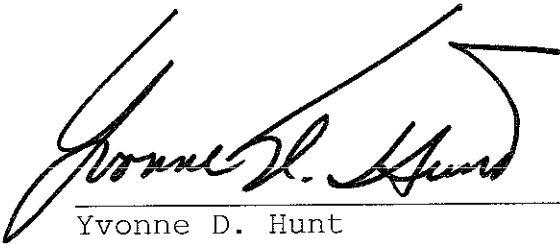
Commissioner Weissman stated his conflict with the 10101 Jefferson project.

Chair Tiggs welcomed the new Commissioner, Linda Smith-Frost.

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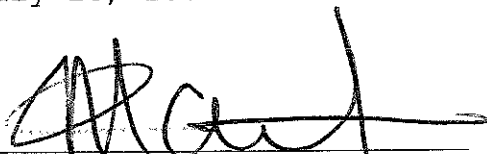
Adjournment

There being no further business, at 8:40 P.M., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on July 25, 2007.



Yvonne D. Hunt

Administrative Secretary



Marcus Tiggs, Chair
City of Culver City
Planning Commission