

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

September 24, 2008
7:00 P.M.

Call to Order & Roll Call

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

Staff Present:

Thomas Gorham,	Planning Manager
Sol Blumenfeld,	Community Development Director
Sherry Jordan,	Senior Planner
Nancy Tahvili,	Assistant 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

D-1. Discussion of Study Regarding Multi-Family Neighborhood Design Compatibility Issues and Draft Multi-Family Design Guidelines.

Sol Blumenfeld gave a summary and description of the study.

PUBLIC SPEAKERS

Rich Waters

- Feels that new developments in the city are too large and unaffordable.

Karen Kurakawa

- Concerns included the inaccuracy of the data regarding the number of multiple family residences
- Asked for clarification of the phrase 'character of the neighborhood';
- Stated that residents should be permitted to have input when the guidelines are developed;
- Stated that the study should be continued until completed.

Shuji Kurakawa

- Concerned about preserving the 'character of the neighborhood'.

Cary Anderson

- Concerned about parking.

Eleanor Osgood

- Would like to see the Code revised for R-1 zone.
- Stated that the study should include issues such as view, privacy and greenery.

Catherine Yanda

- Statement read into the record. Concerns included lighting, lack of digital images on the streetscape view, and recommended that the residents have input in the early stages of the study.

Commissioner Tiggs:

- Supports the study.
- Inquired about the additional costs, if any, for using the GIS system as a tool for the study and if there is an alternative method.
- Inquired about the timeline for completion of the study.

Commissioner Smith Frost:

- Supports the study and recommends its completion.
- Inquired if the guidelines after development will be given to each applicant at the onset of the application process.
- Stated that the GPS system would be a helpful tool.

- Stated that the study should be sensitive to the phrase "compatibility to the neighborhood" when making a decision on projects that meet the Code.

Commissioner Pleskow:

- Supports the study.
- Inquired about the criteria used to select the neighborhoods to be studied.
- Inquired about how much discretion the Commission will have after the guidelines are completed.
- Stated the desire to see more open space, sustainability and green space.
- Stated that developers should be strongly recommended to utilize the guidelines.

Vice Chair Kuechle:

- Supports the study.
- Encouraged staff to include input from residents in the early stages of the study.
- Recommended staff to consider reviewing studies conducted in other cities and that staff review each project in terms of what is in the best interest of the City.

Chair Rockwell:

- Supports the study and its completion.
- Concerned about staff's definition of density and massing.
- Suggested using square foot per acre method of measuring.
- Has parking concerns.

Commission voted 5-0 in support of the Study.

PH-1 conditional Use Permit (CUP) and Negative Declaration for the construction of a new vehicle repair shop with repair area, two service bays and 191 square feet of office located at 11167 Washington Place.

Nancy Tahvili gave a brief summary of the project.
Present for the applicant:

Yoni Cohen	-	Contractor
Nick Nachtigal	-	Project Designer
Donna Baruch	-	Applicant
Jay Baruch	-	Applicant

Commissioner Comments and Concerns:

Chair Rockwell:

- Concerned about the method that will be used to enforce the parking restrictions.
- Feels that the façade could be improved.

Vice Chair Kuechle:

- Concerned about how parking concerns from residents will be addressed.

Commissioner Tiggs

- Inquired about the number of employees at the project site who will utilize some of the allotted parking spaces.
- Inquired about the use of the rear door of the project.
- Agrees that the façade should be landscaped.

Commissioner Smith Frost:

- Stated that parking restrictions should be adhered to.
- Agreed that the design of the façade should be improved.

Commissioner Pleskow:

- Concerned about the lack of infill.
- Suggested possibly adding a wall for screening purposes.
- Suggested possibly relocating the front entrance.

Motion to approve the Mitigated Negative Declaration and Conditional Use Permit, as amended and subject to conditions of approval was moved by Vice Chair Kuechle, seconded by Commissioner Smith Frost. **Vote 5-0.**

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C-1 Secretary's Report

Motion to approve the Secretary's Report was moved by Commissioner Tiggs, seconded by Vice Chair Kuechle. **Vote 5-0.**

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C2- Approval of Minutes

Motion to approve Minutes of August 7, 2008 was moved by Commissioner Tiggs, seconded by Vice Chair Kuechle. 3-0, with two Commissioners absent on that date.

Motion to approve Minutes of September 10, 2008, as amended, was moved by Commissioner Tiggs, seconded by Vice Chair Kuechle. Vote 5-0.

ITEMS FROM STAFF

Thomas Gorham discussed upcoming meetings. The next regularly scheduled meeting will be October 8, 2008. Agenda items will include 8665 Hayden Place and Discussion on Standard Conditions.

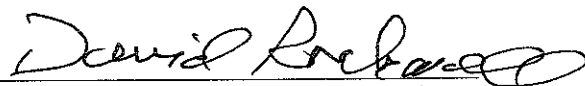
ITEMS FROM COMMISSIONERS

Chair Rockwell inquired about the formation of the Council subcommittee on traffic.

Chair Rockwell also informed the Commission of his absence on October 8 and October 22, 2008 Planning Commission meetings.

ADJOURNMENT

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



David Rockwell, Chair
City of Culver City
Planning Commission



Yvonne D. Hunt
Administrative Secretary