

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

March 12, 2008
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
Andrew Weissman, Commissioner
John Kuechle, Commissioner
Linda Smith, Commissioner

Absent: David Rockwell, Vice Chair
(Excused)

Staff Present:

Susan Yun, Senior Planner
Heather Baker, Assistant City Attorney
Nancy Tahvili, Assistant Planner

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Pledge of Allegiance

The Pledge of Allegiance was led by Susan Yun.

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PUBLIC COMMENT (Items Not on the Agenda)

Ron LeBlanc

- Concerned about the proposed (Rethink Development) 4-story building in the Hayden Tract; the height and appearance are inconsistent with the other properties in the area; traffic congestion, parking and privacy concerns.

Mary Ellen Nugent

- Concerned about the proposed (Rethink Development) 4-story building in the Hayden Tract; concerns included view obstruction, traffic congestion, height, noise and pollution.

Bill Carson

- Concerned about the proposed (Rethink Development) 4-story building in the Hayden Tract.

Zahir Shaikh

- Concerned about traffic congestion in the area of the proposed (Rethink Development) 4-story building in the Hayden Tract.

Greg Reitz (Developer for the proposed 4-story building in the Hayden Tract

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PH-1 Site Plan Review and Tentative Tract Map for a new Six Unit Residential Condominium Project located at 4227 Ince Boulevard. (Staff Report: Joseph Montoya (310) 253-5736.) *Continue to March 26, 2008.*

Motion to continue the item to March 26, 2008 was made by Commissioner Weissman, seconded by Commissioner Kuechle. Vote 5-0.

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PH-2 Conditional Use Permit for a Daycare Center and Administrative Use Permit for Shared Parking located at 4024 Wade Street. (Staff Report: Nancy Tahvili (310) 253-5751). *Approve.*

Nancy Tahvili gave a brief staff report.

Present for the applicant:

- Virginia Wikkramatemake
- Maureen Sullivan (Architect)
- Carol Chacon (Pica Sullivan Architects)

Public Speakers:

Judy Scott

- Block captain in project area;
- Concerns included narrowness of Wade Street in regards to traffic; drop-offs and pickups should be done on-site only.

Comments from Commissioners

Chair Tiggs

- Asked staff when the public notice was mailed.
- Asked if the Church officials had reviewed the conditions.

Commissioner Smith Frost

- Supports the project.
- Applicant should be sensitive to residents' concerns.
- Stated the Church is governed by a Board and the pastor would not be the owner of the property.

Commissioner Weissman

- Efforts should be made to inform parents (i.e. signage) during the enrollment period regarding on-site parking during drop-off and pickup.
- Asked who owns Buildings C and D..
- Agrees with the additional dedication of the six-foot strip along Washington Boulevard

Commissioner Kuechle

- Parents should be required to park on-site during drop-off and pickup
- Concerned about shared parking with the Church.
- Supports dedication of six-foot strip of land for Wade Street widening; dedication should be added to the conditions to be located near the corner if legally permissible.
- The Code only makes allowance for a four-foot fence, not 6 feet.
- Play area in the front area of the property is not considerate of the neighbors; play area should be in the rear.
- Remove Condition #18.

Susan Yun, Senior Planner

- Recap of conditions to be added or amended:
 - Shared parking
 - Six-foot dedication of land for Wade Street

- Prior to issuance of CUP, the property owner needs to approve all of the covenant

Motion to approve, as amended, was moved by Commissioner Kuechle, seconded by Commissioner Weissman. Vote 4-0.

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PH-3 Site Plan Review, Tentative Tract Map, Administrative Use Permit and Negative Declaration for a 4-story Mixed-Use Building with 26 Residential Condominium Units and 3,370 Square Ft. of Office Space located at 4043 Irving Place. (Staff Report: Paul Samaras (310) 253-5706). *Continue to March 26, 2008.*

Commissioner Weissman recused himself from this item.

Public Speaker
Judith Miller

- Opposes project
- Concerns regarding parking on the property line, structural issues, damage to existing properties during excavation.

Comments were read into the record from the following:

- Sarah Dwyer
- Curtis Cameron

Motion to continue the item to April 9, 2008 was moved By Commissioner Kuechle, seconded by Commissioner Smith Frost. Vote 4-0.

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Consent Calendar

Item C-1

Secretary's Report

That the Planning Commission approve the Secretary's Report was moved by Commissioner Weissman, seconded by Commissioner Smith Frost. Vote 4-0.

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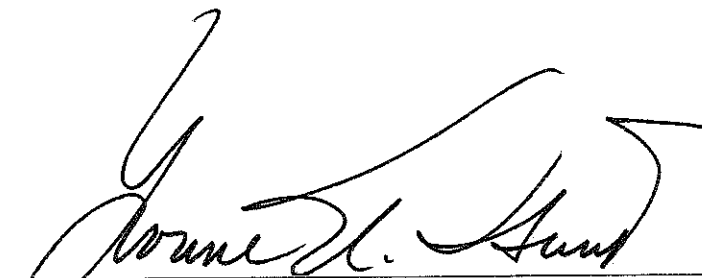
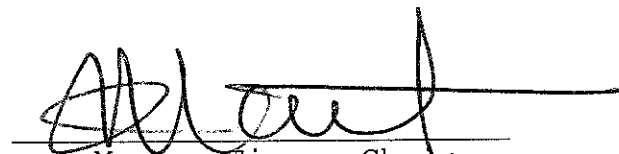
ITEMS FROM STAFF

Susan Yun, Senior Planner, announced the following:
The next Planning Commission meeting will be March 26, 2008 (Ince Boulevard project) and April 9, 2008 (Irving Place).

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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 March 26, 2008.


Yvonne D. Hunt
Administrative Secretary
Marcus Tiggs, Chair
City of Culver City
Planning Commission