

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

June 28, 2006
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT: Sheila Thomas, Chair
Maureen Muranaka, Vice Chair
David Rockwell, Commissioner

ABSENT: Marcus Tiggs, Commissioner

ADVISORY PRESENT: Thomas Gorham, Deputy Community Development Director
Paul Samaras, Associate Planner
David McCarthy, Deputy City Attorney

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CALL TO ORDER

Chair Thomas called the meeting to order at 7:10 p.m.
The Pledge of Allegiance was led by Susan Yun.
Roll Call.

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PH-1 General Plan Amendment, GPA P-2006018; Zone Change, ZC P-2006022;
Comprehensive Plan, CP P-2006024; and Tentative Tract Map TTM P-2006020 for a
commercial and residential mixed use development project at the northwest and northeast
corners of Washington Boulevard and Centinela Avenue in the General Commercial
(CG), Medium Density Multiple Family Residential (RMD), Single Family Residential
(R1), Commercial Setback Overlay (CZ), and Redevelopment Project Area Overlay (RP)
Zones.

Continued to uncertain date; item will be re-noticed.

PH-2 Site Plan Review, SPR P2006051 and Tentative Parcel Map TPM P2006052 to Allow
Construction of Four Condominium Dwelling Units at 3846 Bentley Avenue in the
Medium Density Multiple Family Residential (RMD) Zone. ***Approve Site Plan Review
and Tentative Parcel Map.***

Motion to receive and file the Affidavit and filing and mailing of Notices was moved by
Commissioner Rockwell, seconded by Vice Chair Muranaka. Vote 3-0.

Paul Samaras gave a brief description of the project

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Mehr Beglari (Applicant)

- In attendance to answer any questions posed.

Desmond Burns

- Resident of Bentley Avenue over 12 years.
- Concerned about density, quality of life issues, traffic and privacy.
- Feels any new development on Bentley Avenue will have a negative impact on residents.
- Residents request the Commission to dismiss the project based on environmental issues.

Motion to close the public hearing was moved by Vice Chair Muranaka, second by Commissioner Rockwell. Vote 3-0.

Commissioner Rockwell

- Inquired whether there has been a traffic study on the project area

Thomas Gorham.

The traffic study issue was raised by the residents in regard to the Hampton Inn project, which is currently in litigation. A study was done to determine if the project met the thresholds to warrant a traffic impact study. Based on that review by Planning and Engineering Divisions, it was determined that there was no significant traffic impact related to the addition of four units.

Chair Thomas

- Regarding the design of the actual unit, it appears that the units have their own subterranean parking space and access to each of the units; not logical in the sense that the interior unit that is the third in, second to the rear, is only a two-bedroom unit and has a three-car garage, but the rear unit which is a three-bedroom unit, has a two-car garage.
- The front and rear units both have laundry facilities; the two interior units do not with no provision to add on.
- The lemon bottle brush tree is very messy and would not be a preference.

Thomas Gorham.

The parking does meet the code requirements. The Commission can require amending the parking configuration. A condition can be added to add laundry facilities to the other two units.

Chair Thomas

- The larger units should have three parking spaces allocated by removing one from the smaller unit.

Vice Chair Muranaka

- Typo on Finding #4, page 3, replace "beast interest" with "best interest".

Thomas Gorham.

Regarding the issues raised by Mr. Burns, there are conditions of approval that outline hours of construction, parking onsite, and there must be a contact person on the site at all times.

Conditions regarding the laundry facilities and resident parking can be added on page 9 as Condition 24 "the applicant shall provide revised floor plans to show laundry facilities for all units or provide a shared laundry facility on the site; and the provision of an additional parking space for the three bedroom unit.

Motion to adopt a Class 2 Categorical Exemption for this project, approve Site Plan Review, SPR P2006051 and Tentative Parcel Map TPM P2006052, subject to the conditions of approval, was moved by Commissioner Rockwell, seconded by Vice Chair Muranaka. Vote 3-0.

PH-3 Tentative Parcel Map, TPM P2006057 to Allow the Subdivision of a Single Lot for Condominium Purposes to create two air-space units on a property at 3873 Bentley Avenue in the Medium Density Multiple-Family Residential (RMD) Zone.

Motion to receive and file affidavit of mailing of notices was moved by Vice Chair Muranaka, seconded by Commissioner Rockwell.

Paul Samaras gave a brief description of the project

Vice Chair Muranaka

- Since there will be no Site Plan Review, will it be necessary to include the one condition in the resolution concerning the review of the CC& R's as a condition to the Tentative Parcel Map, or it is staff's preference to keep it as is.

Thomas Gorham.

It is staff's preference to keep it as is.

Eduardo Sidi (Applicant)

- In attendance to answer any questions posed.

Motion to close the public hearing was moved by Commissioner Rockwell, seconded by Vice Chair Muranaka. Vote 3-0.

Vice Chair Muranaka

- Is in favor of adopting the project.

Chair Thomas

- Questioned staff whether it would have been possible to have done a subdivision rather than an airspace development where each unit could own its own property.

Thomas Gorham.

Reasoning being the minimum lot size requirement.

Commissioner Rockwell

- Page 5, #12 , first line – insert the word “submit” before the local storm...

Motion to adopt the Class 15 Categorical Exemption pursuant to CEQA §15315 and approve Tentative Parcel Map P2006057 subject to the conditions of approval was moved by Vice Chair Muranaka, seconded by Commissioner Rockwell. Vote 3-0.

C-1. Secretary's Report

Motion to approve the Secretary's Report was moved by Vice Chair Muranaka, seconded by Commissioner Rockwell. Vote 3-0.

C-2 Approval of Minutes.

Motion to approve the minutes of May 24, 2006 and June 14, 2006 was moved by Commissioner Rockwell, seconded by Vice Chair Muranaka. Vote 3-0.

ITEMS FROM STAFF

- Discussion of Mixed Use Standards

Chair Thomas

- Potential safeguards – depending on how it is applied occasionally the density can be more than what would be appropriate in certain locations.
- Code §17.4 of the new zoning code, density is stated as ‘not to exceed 65 dwelling units per acre’.
- Should state that construction of over 35 units per acre is subject to approval by the Planning Commission and shall in no case exceed 65 units per acre; that would put a developer on alert that we are looking at something in a range and will not automatically roll over for 65.
- Would simplify the issue if there was a reference in the Code.
- Raised the issue of access; need a controlled ingress/egress requirement where ingress to parking on a mixed use development is not enabled by someone approaching it through a residential neighborhood, forcing the traffic to take the route around to enter not from the residential street.
- If the project is a mixed use, the ground floor commercial use is allowed. If you are treating a project in combination there needs to be something in writing regarding the allowed density

Thomas Gorham.

Staff can develop a policy statement from the Planning Commission to that effect; doing a text amendment would also entail heights, setbacks, etc.; statement would be similar to a disclaimer.

Egress/ingress issues are reviewed on a case-by-case basis.

Live/work developments are treated as residential use, not commercial use.

Commissioner Rockwell

- What teeth are in the guidelines?
- The guidelines can be changed with the new Planning Commission.
- May be better with a firm code change to alleviate the misunderstanding between the policy and the guidelines. There must be a process that determines which codes remain and which one should be deleted or changed.

Thomas Gorham.

Based on the comments by Chair Thomas, staff has the ability to issue policy guidelines for projects that may not be in the code; developers are held to those guidelines and are given a copy of them when they present a project. These new policies will be a Planning Commission directive policy.

Because every project is different, staff would be hesitant to change the code. Changes are accomplished through the Preliminary Project Review system on a discretionary basis and then presented to the Planning Commission.

Some of the language in the code does state "at the discretion of the Planning Manager or the Planning commission". The height limitation of 56 ft. is a guideline not a guarantee.

Vice Chair Muranaka

- Questioned if staff's objective is to create a set of guidelines and passing those guidelines out to applicants. If staff does that, a draft of those guidelines should be presented to the Planning Commission for their review and comment. There will be a number of new commissioners and if staff implements new guidelines and/or policies subsequent to the 10100 Culver project, copies of the new guidelines should be provided as part of the packets to give the Commission reference to that particular project.
- Inquired about the timeline of drafting the new guidelines suggested by Chair Thomas.
- Concerned about the liability to the City.

Thomas Gorham.

The procedure is whenever there is an interpretation made of the code or a policy, it is always written up; if that policy or interpretation is implemented, they will included in the Commissioner's packets with a recommendation.

Staff should be able to provide a draft of the new guidelines to the Planning Commission by the first meeting in August 2006. Staff can forward the draft prior to the meeting to Chair Thomas for her review and comments.

Chair Thomas

- Project Summary Form – for the benefit of the Commissioners, especially we are taking the approach that the setback, heights, etc. are at the discretion if it is a Site Plan Review, simply stating under a column “Required” that the project “meets requirement” or “doesn’t” does not clarify anything. If it is a percent, it should say exactly what the percent is, etc. The Commissioners should be made aware of whether the project barely meets the requirement or if it exceeds the requirement, etc.

Thomas Gorham.

Staff will change the form to clarify what the requirement is.

Vice Chair Muranaka

- Inquired if the 10100 Culver project was appealed.

Thomas Gorham.

The 10100 Culver project Site Plan Review was appealed. Request was made that the appeal hearing be postponed until sometime in the fall in order to allow time to meet with the neighbors again and propose some alternatives.

Chair Thomas

- Regrets not splitting the General Plan Amendment to only change it to neighborhoods serving commercial on Culver, but not change the multi-family residential, which would have protected the height limits.

Vice Chair Muranaka

- In the future when staff presents a project that it suspects may be appealed, staff should be very careful how the minutes are drafted.

ITEMS FROM STAFF

Thomas Gorham.

Specific Plan Workshop #3 will be held on Saturday, July 22nd at the Exceptional Children's Foundation.

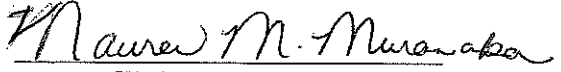
Meeting of July 12, 2006 has been cancelled.

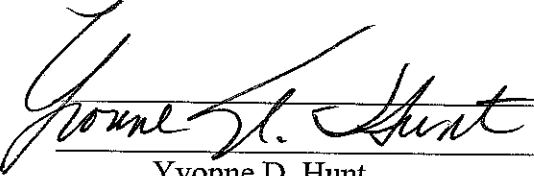
Expressed appreciation to Chair Thomas for her service to the Planning Commission for the last six years as did the City Attorney's Office and the remaining Planning Commissioners.

Planning Commission Meeting
Minutes of June 28, 2006

Chair Thomas gave parting remarks and commended the Commission for their success in working together to reach consensus in most matters.

Motion to adjourn to the next Planning Commission meeting on July 26, 2006 was moved by Commissioner Rockwell, seconded by Vice Chair Muranaka. The meeting was adjourned at 8:32 p.m.


CHAIRPERSON
City of Culver City Planning Commission


Yvonne D. Hunt
Administrative Secretary

