

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

May 9, 2007
7:00 p.m.
Mike Balkman Council Chambers

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

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

CALL TO ORDER

Chair Muranaka called the meeting to order at 7:10 p.m.
The Pledge of Allegiance was led by Joe Pannone.
Roll Call.

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Motion to approve the Secretary's Report was made by Commissioner Weissman, seconded by
~~Vice Chair Tiggs. Vote: 5-0~~

Motion to approve the Minutes of March 14, 2007 was made by Commissioner Weissman,
seconded by Vice Chair Tiggs.

Motion to approve the Minutes of April 11, 2007 was made by Commissioner Weissman,
seconded by Vice Chair Tiggs. Vote: 4-0 1 abstention.

*Thomas Gorham gave a brief summary of the current Sustainability update meetings being held
this week.*

PUBLIC HEARING

PH-1. Conditional Use Permit and Mitigated Negative Declaration for a Carwash and
Convenience Store located at 10332 Culver Boulevard (Staff Report: Nancy Tahvili
(310) 253-5751).

Nancy Tahvili, Assistant Planner, gave a brief summary of the project.

The following were present to address questions and concerns from the Commission:

- Jin Kwak - Valero Station Owner
- Ahmad Ghaderi - A & S Engineering (Project Architect)
- Larry Turner – Project Manager
 - bays will be de-commissioned
 - convenience store will be expanded
 - car wash will be located in the rear of the property
 - access point directly onto the alley will be closed
 - Motor Street access into the alley will be closed
 - Water usage from car wash will only be 10 gallons per wash as opposed to 150 gallons for home car washing
 - Applicant has no plan for on-site attendant
- Mike Bucka – Acoustical Analyst
 - Noise study was performed during off-peak hours
 - Type 1 was used to calculate the noise levels
 - Dryers inside the car wash will be located seven (7) feet inside of the tunnel

Public Speakers

- | | | | |
|-----------------|--------------|----------------|--------------|
| • Scott Blagman | Suzanne Taix | Mark Langston | Lillian Ross |
| • Tony Pleskow | Julia Moody | Richard Rownak | Sadie Simms |
| • Gerald Duddy | Rich Kissel | Chona Atianzar | John Wileman |

The following had comments in opposition to the project read into the record:

- Tom Klunis
- Diane & Fritz Steinberg

Main concerns of residents opposed to the project are:

- Noise (from the carwash added to the already existing noise of the bar and Sony)
- Crime
- Loitering by transients
- Cars idling engines while waiting in line at carwash
- Loss of equity in residential properties
- Lack of need by the general community
- Environmental effects

Motion to close the public hearing was moved by Commissioner Kuechle, seconded by Commission Rockwell. Vote: 5-0

Motion to receive and file correspondence was moved by Commissioner Weissman, seconded by Vice Chair Tiggs. Vote: 5-0.

After discussion of the project, the following were the mains concerns of the Commissioners:

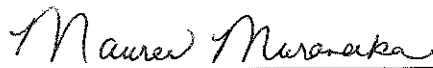
- Findings in general, particularly Finding No. 3 and No. 5
- Noise levels
- Exiting maneuvering when line for the carwash
- Measures to be taken to mitigate the noise
- Project may exceed acceptable noise levels
- Idling of queued vehicles
- Project is not in line with characteristics of "daily needs of the residents" or future use
- Project may not be consistent with the General Plan
- Sufficient parking
- Second story residential property noise level
- Crime as a result of the convenience store portion of the project
- Compatibility with the neighborhood
- Cannot encourage proliferation of car washes along Culver Boulevard

Motion to **deny** Conditional Use Permit and Mitigated Negative Declaration for a Carwash and Convenience Store located at 10332 Culver Boulevard was moved by Vice Chair Tiggs, seconded by Commissioner Rockwell. Vote: 5-0.

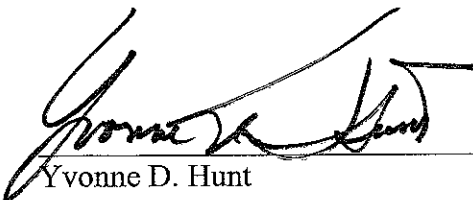
Commission Discussion and Consideration of Possible Recommendations to the City Council for Direction Whether to Pursue Modification to Several Areas of the City's Land Use Regulations, including, but not limited to, Intensity and Density of Uses, Parking Standards, Traffic Impact Thresholds, Standards for administrative Reviews, Architectural Review and Moratoria was re-scheduled for the June 13, 2007 meeting.

Motion to adjourn to the May 23, 2007 meeting was moved by Vice Chair Tiggs, seconded by Commissioner Weissman.

Meeting was adjourned at 9:16 p.m.



Maureen Muranaka, Chairperson
City of Culver City
Planning Commission



Yvonne D. Hunt
Administrative Secretary