

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

March 26, 2008
7:00 P.M.

Call to Order & Roll Call

Present: David Rockwell, Vice Chair
John Kuechle, Commissioner
Linda Smith Frost, Commissioner
Andrew Weissman, Commissioner

Absent
(Excused): Marcus Tiggs, Chair

Staff Present:

Thomas Gorham, Deputy Community Development Director
Joseph Montoya, Associate Planner
Heather Baker, Assistant City Attorney

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Pledge of Allegiance

The Pledge of Allegiance was led by Heather Baker.

Items Not on the Agenda

Sara Dwyer (Citizens Advocating for the Protection of Trees
in the Urban Landscape)

- Opposes the 4043 Irving Place project because a portion of Lafayette Place will be widened resulting in the removal of two 60-70 year old healthy ficus trees;
- Climate disruption is an urgent threat to the environment and the economic health of the city;
- Culver City is among the cities whose mayor signed the Mayor's Climate Protection Agreement, thereby agreeing to meet the Kyoto Protocol for reducing global warming projects.

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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) 253-5710.) **Approve.**

Joseph Montoya gave a brief staff report on the project.

Public Speakers:

Larry Loughlin:

- Contrary to applicant's claims of contact with the residents, has never been contacted.
- Six units or subdivision should not be allowed in R2 zone.

Eleanor Osgood:

- Culver City is being targeted by developers to build large condominium projects in R2 zones.
- Opposes project because of possible loss and/or destruction of greenery, traffic congestion and the size of the project.
- Concerns regarding affordability.

Present for the applicant:

Brooke Kaufman (Applicant)
Virgil McDowell (Architect)
Anthony Bouza (Attorney)

Comments from Commissioners:

Commissioner Smith Frost

- Observed that some of the existing lots in the neighborhood adjacent to the project area are below the minimum-required lot size, while others are above.
- Supports the subdivision and the project.

Commissioner Kuechle

- Stated the buildings still appear to have no articulation.
- Questioned the significance of the band between the first and second floors.
- Concerns about lack of open space; project will use every foot of buildable space.

Commissioner Weissman

- Questioned how the Commission addresses the applicant's willingness to add articulation to the project.
- Suggested a condition to have homeowners to assure that guests park onsite.
- Observed that two of the lots are over the allowed lot size.
- Stated residents should be required to use the garage areas as a garage and not for storage.

Vice Chair Rockwell

- Comfortable that additional parking space issues have been addressed.
- Stated there is still no articulation in the design and questioned applicant on their willingness to add articulation to the project.

Thomas Gorham stated staff is currently working on design guidelines for new projects. Commissioner Kuechle suggested the guidelines be developed as soon as possible.

Motion to approve the Categorical Exemption, was moved by Commissioner Smith Frost, seconded by Commissioner Kuechle.
Vote 4-0.

Motion to approve the Site Plan Review and Tentative Tract Map, as amended, was moved by Commissioner Smith Frost, seconded by Commissioner Weissman. **Vote 3-1**
(opposed/Kuechle).

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 Kuechle. **Vote 4-0.**

Item C-2

Motion to approve the minutes of February 27, 2008 was moved by Commissioner Weissman, seconded by Commissioner Smith Frost. **Vote 4-0** .

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ITEMS FROM STAFF

Thomas Gorham announced the following:
The next scheduled Planning Commission meetings will be April 9, 2008.

ITEMS FROM COMMISSIONERS

Commissioner Weissman will recuse himself from the item to be discussed at the April 9, 2008 meeting due to a conflict of interest.

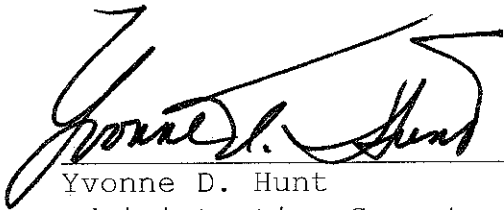
Commissioner Kuechle requested the packet be emailed (due to his traveling plans) to give him ample time to review the item for discussion prior to the meeting.

Vice Chair Rockwell requested and was given a verbal update on the traffic study analysis.

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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 April 9, 2008.

A handwritten signature in black ink, appearing to read "Yvonne D. Hunt", written over a horizontal line.

Yvonne D. Hunt
Administrative Secretary

A handwritten signature in black ink, appearing to read "David Rockwell", written over a horizontal line.

David Rockwell, Vice Chair
City of Culver City
Planning Commission