

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

May 23, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:12 p.m.

Present: Anthony Pleskow, Chair
Scott Wyant, Vice Chair
John Kuechle, Commissioner
Linda Smith Frost, Commissioner
Marcus Tiggs, Commissioner

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Pledge of Allegiance

Thomas Gorham, Planning Director, led the Pledge of
Allegiance.

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Comments for Items NOT on the Agenda

~~Chair Pleskow invited public participation~~

No cards were received and no speakers came forward.

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Public Hearing

Item PH-1

(Continued from May 9, 2012)

Conditional Use Permit Modification (CUP/M 2011-175) - The
Help Group To permit the addition of 250 students to an
existing 400 student private school located at 12095-12101
Washington Boulevard

A discussion between Councilmembers and staff was
inaudible.

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Item PH-2

(Continued from March 14, 2012)
Administrative Site Plan Review (ASPR P-2011-127) -
7-Eleven To allow the development of a one story retail
building with 2,500 square feet of floor area and 12 on-
site parking spaces located at 4436 Sepulveda Boulevard

Staff provided a summary of the material of record.

The applicant provided a presentation on the project.

A discussion ensued between staff and Commissioners
regarding a Santa Monica 7-11; other pedestrian oriented
retail uses; conforming with corporate guidelines; the
secondary or exterior retail use; tenanting the space;
interested parties; the franchisee; allowing a reasonable
amount of time to procure a lease for the outside space;
and clarification that the driveway is not narrower, rather
the driveway was moved three feet to the west to
accommodate the planter.

Chair Pleskow invited public comment.

The following members of the audience addressed the
Commission:

An unidentified gentleman expressed opposition to the
project; concern with alcohol and tobacco sold near
schools; he did not like the architecture; and he expressed
skepticism regarding the emphasis on healthy food.

Richard Rownak expressed concern with sound system issues;
felt that moving the bus stop was unnecessary; questioned
why businesses were moved at Centinela and Washington so
the land could stand empty; he felt the area could have
been used as a parking lot; he expressed opposition to the
7-11 and the outside retail use; felt that landscaping
would not be maintained; he wanted to see laws that
prohibited 24 hour businesses near residences; he felt that
the City needed to get ahead of projects; and he noted that
while the project might be legal, no one in the
neighborhood supported it.

Maureen Malahey expressed concern with traffic in the

alley; she felt that she was not given enough time to present information; she indicated that she had been video taping the corner for the past month with a camera on the top of her house; she felt the study was inadequate; expressed concern with pedestrian safety; discussed the two bus stops in the area; expressed concern with employee parking; she did not like the design; and she discussed accidents on the corner.

Ross Hawkins discussed the population of the City and the number of 7-11s in the City; he felt the proposed 7-11 was too close to homeowners and the school; and he discussed school traffic and traffic on Sepulveda Boulevard.

Alexandra Mills expressed concern with creating a blind corner; wanted to see another study done when children are present; expressed concern with pedestrian safety; acknowledged that the City wanted the tax income; expressed concern with parking tickets and with effects to small businesses in the area; and she wanted to see a green space or a parking lot on the site instead.

Mark Tatnell spoke on behalf of Brian Tanners expressing opposition to the project; wanted to see the right project on the site; reported previous requests for a specific use plan for the Sepulveda Commercial Corridor; he expressed his own views that traffic was an issue; concern with attracting transients in the area; employee and customer parking in the neighborhood; and litter and trash issues.

A woman spoke expressing opposition to the project; she felt the traffic study was inadequate; expressed concern with alley traffic; discussed a Culver City parking lot near Waterloo; and she suggested that the area be used as a parking lot.

Discussion ensued between staff, Commissioners and audience members regarding when the parking study was conducted; bus stops in the area; site distance at the intersection; the No Right Turn on Red restriction; the diagonal cut off; sight distances; the handicapped ramp; the addendum study for safety; the ability of motorists to cut through the site; the current plan to have the 7-11 open without selling alcohol; whether there are future plans to sell alcohol; clarification that there would be a discretionary review process if the store applied to sell alcohol in the future; the two-way access point; adjacency of the alley to

the site; and alley traffic.

Brian Estrada, Arcane Engineering Group, clarified that video surveillance was used for the study.

Discussion ensued between Commissioners, staff and the applicant regarding traffic flow; clarification that there would be a No Left Turn sign; traffic enforcement; concern that personal experience does not jibe with the study; the gap study; pedestrian measurement; traffic numbers going east and west; the Taco Bell driveway and the proposed project driveway; availability of the video footage; the Braddock Traffic Control project; the parking study; adverse impacts to the intersection; how many cars a parking space can serve in one hour; and clarification that parking is based on the City code.

Additional discussion ensued between staff and Commissioners regarding trips per peak hour; AM peak vs. PM peak; ITE trip generation rates; comparable 7-11s; traffic at the intersection; the level of service designation for the intersection; the ability of the City to get involved with the property through condemnation; public parking on the site; the development of other properties in the City for parking; tax increment; the state abolishment of redevelopment; the City's parking ordinance; penalty provisions available in the zoning ordinance; non-compliance and code enforcement; revocation/modification provisions; appropriate use of the site; the ability of the Commission to make findings; constraints of the Commission; the appropriate basis for disapproval; sufficient parking for the project; weighing the credibility of evidence presented; clarification that a parking study was not conducted; the traffic study and the follow-up gap study; different requirements for different uses; the parking ratio; and ways to study parking usage.

Further discussion ensued between staff, Commissioners and applicant representatives regarding observed parking studies; observing other 7-11s; the conservative nature of ITE rates; when the item would go before the City Council; and the time frame for completion of the project.

A discussion ensued between staff and Commissioners regarding concern with traffic at the intersection; the Braddock Avenue Traffic Calming Project; the videos; concern that observations of the intersection do not match

the parking study; instant traffic jams; traffic consultant recommendations; a suggestion that remedies be specified in advance for use if issues arise; the consistency of the project with zoning; appreciation that there will be no street vending; appreciation for the expansion of the radius for trash pick up; concern with being able to make the finding that the project is in the best interests of the neighborhood; concern with the treatment of the store as two separate stores; concern that the secondary use would open after the primary use; the timeline for opening; height of the structure; adherence to the parking ordinance; pedestrian safety; landscaping; concern with conditions of approval 63-65; the design component; the commercial corridor; length of time the site has been vacant; whether 7-11 is a crime magnet; appreciation to staff for getting police department input and the survey of other 7-11s; public facilities; consistency with the General Plan and the Sepulveda AIP; and anecdotal evidence vs. video evidence.

Chair Pleskow reported being in contact with the applicant about the design of the project; he discussed addressing the corner with a secondary entry; agreement that the secondary use should be open when the store opens; lighting; and how the building sits with the neighbors.

Additional discussion ensued between the applicant and Commissioners regarding two points of entry; safety concerns; the lighting issue; and orienting the entrance to the parking lot.

Aaron Swardlow, the developer, reported previous work with the 7-11 corporation; discussed points of access; security issues; visibility to monitor access points; and the careful evaluation of 7-11 regarding double access.

Further discussion ensued between staff and Commissioners regarding whether it is possible to review traffic videos before making a decision; issues with prohibiting left turns; traffic patterns most likely to occur; issues with conducting traffic studies on a single day; concern that delaying the decision would not change anything; concern that the intersection would freeze up on a regular basis; support for the integrity of the traffic engineer; whether red boxes are prohibited; sub-tenanting; staff approval; the lack of a material board; concern that the rendering is not entirely accurate; rewording Condition 64; spot zoning;

and hard data vs. anecdotal evidence.

Commissioner Kuechle provided corrections to typographical errors; support for eliminating the words "six month" in paragraph 64; support for adding a specific requirement regarding the shrubs; and a correction to paragraph 68 regarding chairs, benches and tables.

Vice Chair Wyant wanted stronger language to make it clear that if there are traffic issues there is a planned recourse to limit the traffic flow and he felt the existing Right Turn Only on to Braddock would be violated regularly.

Sol Blumenfeld, Community Development Director, noted that the Commission could require a 6 or 12-month review after the business is open regarding conformance of traffic or parking conditions with the approved project and the modification provisions in the zoning ordinance would be referenced; discussed tools to show the teeth in the condition; and he noted that the Commission could include a provision that staff would work to come up with a mutually acceptable solution relative to parking and traffic as required.

Further discussion ensued between staff and Commissioners regarding limiting directions people can turn; upsetting people in the neighborhood with increased traffic; motorists taking the path of least resistance; the City reservation of the right to make changes at driveways; prohibiting exiting from the driveway; the traffic study; the gap study for pedestrian crossing; clarification that the traffic consultant did not see problems that would lead to an untenable situation; options to address issues; limiting exiting of the driveway to one direction; making a one-way right turn into the driveway on Braddock; examining options if a problem develops and adding language to that effect; adding a materials board; the critical nature of proper execution of the design; encouragement to work out the details and work with a capable contractor; clarification that conditions are in place; concern that execution of the project might not be consistent with what was reviewed by the Commission; clarification that the City generally doesn't monitor outside projects like this; recourse for delivering a different project than was represented; Planning Department functions vs. Building Department functions; ensuring the project stays on track; the technical nature of the projects vs. other projects;

the details and execution of the project; quality of the contractor; City inspectors; and inspecting over the course of construction.

Sol Blumenfeld, Community Development Director, summarized conditions from the Commissioners including adding a condition (70) to review within six months and one-year after occupancy for conformance to parking and circulation requirements identified in the traffic study and work with the applicant to devise mutually acceptable solutions; in the event that the project fails to operate relative to traffic study requirements the matter shall be set for public hearing for revocation and modification; the materials board requirement will be required with a review of the scrim and lighting concerns included as a condition with staff involvement in the inspection during the construction of the project to make sure it comports with the approved plans; inspection of the design; wording to omit seating outdoors except as approved under the AUP if there is outdoor dining; modification of condition 64 relative to the six month concern to indicate at occupancy instead; changing the term from secondary retail use to outdoor retail component; maintaining landscaping; and he agreed to notify the Commission if there were any issues.

MOVED BY CHAIR PLESKOW, SECONDED BY COMMISSIONER TIGGS AND UNANIMOUSLY CARRIED THAT WITH RESPECT TO ADMINISTRATIVE SITE PLAN REVIEW ASPR P-2011-1-7 CONTINGENT UPON INCLUDING ALL THE CONDITIONS OUTLINED ABOVE THAT THE PLANNING COMMISSION APPROVE THE APPLICATION.

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING.

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Items from Staff

None.

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Items from Commissioners

Vice Chair Wyant requested a copy of the traffic videos.

A discussion ensued regarding rescheduling the Help Group item and time constraints.

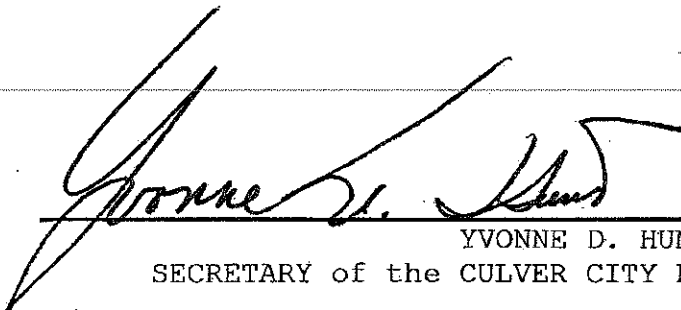
Chair Pleskow requested that the microphones be fixed for the next meeting.

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Adjournment

There being no further business, at 10:10 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, June 6, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

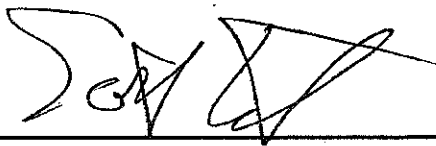
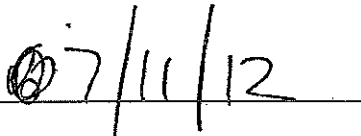
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YVONNE D. HUNT

SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED



SCOTT WYANT

V- CHAIR of the CULVER CITY PLANNING COMMISSION
City of Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole

Martin R. Cole
CITY CLERK

30 JUL 2012

Date