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REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

February 9, 2005
7:00 P.M.
Mike Balkman Council Chambers

MEMBERS PRESENT: D. Scott Malsin, Chair
Maureen M. Muranaka, Commissioner
Sheila M. Thomas, Commissioner
Marcus Tiggs, Commissioner

ADVISORY PRESENT: Mark Wardlaw, Deputy Community Development Director
Sherry Jordan, Senior Planner
Thomas Gorham, Senior Planner
Kriss Casanova, Planning Technician
Bryn Morley, Special Counsel

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CALL TO ORDER

Chair Malsin called the meeting to order at 7:04 p.m.
The Pledge of Allegiance was led by Kriss Casanova, Planning Technician.
Roll Call. Thomas, Muranaka, Tiggs, Malsin present.

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PUBLIC COMMENT

None.

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PUBLIC HEARING

PH-1. Appeal of Denial of an Administrative Variance for 3970 Shedd Terrace.

Ms. Jordan indicated that a continuance to the March 9, 2005 meeting had been requested.

Chair Malsin opened the Public Hearing and invited any speakers who submitted cards to comment on the matter. There were none.

Commissioner Muranaka moved, seconded by Commissioner Tiggs and unanimously carried, to continue the Public Hearing to March 9, 2005.

PH-2. Site Plan Review and Tentative Tract Map for Mixed Use Development, 11281 Washington Place.

Mr. Gorham made a brief presentation of the staff report.

Chair Malsin asked if Commissioners had any questions of staff.

Commissioner Tiggs

- Was the left turn coming out of the alley onto Sawtelle investigated by a Traffic Engineer?

Chair Malsin

- Was there any consideration given to restricting alley access off of Sawtelle on the north side of the property?

Mr. Gorham

- *As part of the Project Review Committee review process, the Transportation and Engineering Departments reviewed the left turn situation at Sawtelle and did not recommend a right-turn only restriction.*
- *There is commercial/tenant access through the alley so it will remain open; however, the Public Works Department is requiring the applicant to improve the alley by striping it and installing appropriate signage.*

Chair Malsin opened the Public Hearing and called on audience members who submitted comment cards.

Carla Holt, on behalf of William Hefner Architects

- The project was designed to provide something which modernizes the area.
- Although the building is very open and uses a great deal of glass, it has been designed with sensitivity to maintaining the privacy of adjoining residences.

Leslie Luis voiced concern about increased traffic and parking difficulties.

Linda Shahinian

- Pleased that something is finally being proposed for this corner.
- A mixed-use project is a very appropriate use for that property and transitional area of Washington Pl.

Chair Malsin called for staff's response.

Mr. Gorham

- *Based on the Code the parking requirement for the project is 31 spaces: 16 for the residential and 15 for the commercial portion. The applicant is providing a total of 33 spaces, which exceeds the requirement.*

Commissioner Tiggs moved, seconded by Commissioner Muranaka and unanimously carried, to close the Public Hearing.

Chair Malsin requested Commissioners' comments.

Commissioner Thomas

- Pleased to see a mixed use proposal that provides a welcome opportunity to enliven the City's corridors.
- The project seems to be adequately parked.
- The design provides roof access to the tenants so consideration should be given to marking the roof where there is adequate structural support for container gardening in addition to addressing drainage and irrigation issues. Since there are inherent structural and maintenance safety issues created by roof access, the Conditions of Approval should include standards for size and weight of any plant material placed on the roof.
- Recommended any restriction on left turns be based on specific times of day rather than at all times because, although the area is extremely busy during peak hours, the remainder of the day does not present much of a problem for left turns. Also, consideration needs to be given to the fact that anyone who has their garage off that alley is probably coming out onto Sawtelle; so a left-turn restriction will also affect others.
- Appropriate to include language in Condition No's. 23 and/or 28 regarding demarcation of appropriate locations and weight restrictions for plant material on the roof.

Commissioner Tiggs

- Recommended the Traffic Engineer reexamine the left-turn situation since it is a heavily trafficked area and the project driveway begins only a hundred feet from Washington.
- Interested to see what the Commission decides as to whether a building itself can meet the requirement for public art.
- Add the language Monday through Friday to Condition No. 31 regarding dirt hauling and deliveries.

Commissioner Muranaka

- The project is certainly unique.
- Since seven parking spaces will be provided in the alley and room for vehicles to back up will be required, recommended requiring the applicant to add signage indicating no parking or no stopping.
- On Page 2 between lines 27 and 28 change the word "provide" to "provides."
- Suggested adding condominium plan to the review process in Condition No. 15.

Chair Malsin

- Concerned about traffic impacts created by left turns onto Sawtelle and also the possibility of cut-through traffic causing a disturbance for residents on Globe

Avenue. Would lean in the direction of installing a no left turn sign because of the proximity to the intersection.

- Overall the project is very well designed, is in scale to the neighborhood, and does fulfill many of the goals the City is moving towards.
- Appreciates the quality and interesting nature.
- Add language instructing placement of a no left turn sign with applicable hours to be determined by the Director of Public Works to the Public Works/Engineering Conditions included on Page 7.

Mr. Wardlaw and Mr. Gorham

- *Suggested that, if Commissioners consider establishing a restriction or control on left turns, it be subject to the approval of the Public Works Director to ascertain that it is practical and/or feasible.*
- *Suggested adding an item following Condition No. 28 requiring submission of a roof plan demarcating the appropriate locations and weight bearing capacity for roof gardens and plant materials.*
- *Staff will include in Condition No. 25 a requirement for appropriate signage indicating no parking in the alley and also provide direction to the Public Works Director and traffic engineer to investigate signage for no left turn during peak hours.*

Commissioner Muranaka moved, seconded by Commissioner Tiggs, that the Planning Commission adopt the Negative Declaration finding that the project will not have a significant adverse impact on the environment; that the Planning Commission approve Site Plan Review, SPR P-2004147, subject to the Conditions of Approval as amended and stated in Resolution No. 2005-P007; and, that the Planning Commission recommends that the City Council approve Tentative Tract Map, TTM P-2004132, subject to the recommended Conditions of Approval as amended.

The motion carried 4:0.

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CONSENT CALENDAR

C-2. Secretary's Report.

Commissioner Muranaka moved, seconded by Commissioner Thomas and unanimously carried, to receive and file the Secretary's Report.

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C-2. Approval of Minutes.

Commissioner Thomas moved, seconded by Commissioner Muranaka and unanimously carried, to approve the minutes of December 8, 2004 as amended.

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ACTION ITEMS

A-1. Election of Vice-Chairperson.

Commissioner Muranaka nominated Commissioner Thomas, seconded by Commissioner Tiggs, to serve the remainder of the current term as Vice-Chair of the Planning Commission.

The motion carried 4:0.

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ITEMS FROM STAFF

Mr. Wardlaw reported on some recent staffing changes, advising that Mr. Jose Mendivil has been promoted to Associate Planner and Ms. Heather Burton, from the City's Transportation Department, has been recruited to fill the Assistant Planner position. He advised the Commissioners of their upcoming meetings and agenda items and informed that this would be his final meeting of the Planning Commission as a Culver City employee.

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ITEMS FROM PLANNING COMMISSION

Chair Malsin thanked Mr. Wardlaw for his service, saying he has done a great job.

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ADJOURN

Commissioner Muranaka moved, seconded by Commissioner Thomas, to adjourn the meeting at 7:56 p.m. to March 9, 2005 at 7:00 p.m. in the Mike Balkman Council Chambers at City Hall. The motion carried unanimously.



D. SCOTT MALSIN, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

ATTEST:


SHERRY JORDAN
Senior Planner