

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

July 26, 2006
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER

Vice Chair Muranaka called the meeting to order at 7:03 p.m.
The Pledge of Allegiance was led by Deputy Director Thomas Gorham.
Roll Call. Muranaka, Tiggs, Rockwell, Kuechle, Weissman.

PUBLIC COMMENT

None.

A-1 Planning Commission Reorganization

Senior Planner Jordan explained the reorganization process. The results were as follows:

<u>Position</u>	<u>Nominee</u>	<u>Moved</u>	<u>Seconded</u>
Chair	Maureen Muranaka	Commissioner Tiggs	Commissioner Rockwell
Vice Chair	Marcus Tiggs	Commissioner Rockwell	Chair Muranaka

Board of Zoning & Adjustments

- Commissioner Weissman
- Commissioner Kuechle
- Chair Muranaka (Alternate)

Community Development/Block Grant Committee

- Vice Chair Tiggs
- Commissioner Kuechle (Alternate)

General Design Review Committee

- Vice Chair Tiggs
- Commissioner Rockwell
- Commissioner Weissman (Alternate)

Commissioner Kuechle

- Suggested forming a sub-committee of two members for the Washington/National Specific Plan because of the magnitude of the project.

Chair Muranaka

- Asked staff what the plan was for Planning Commission involvement in this project and what opportunity would the sub-committee have to work with staff.

Deputy Director Thomas Gorham responded stating there would be a Draft EIR and Draft Specific Plan distributed in September. Staff would update the Commission and invite their input.

Staff will schedule meetings with each commissioner to give an update.

There was a general consensus that the individual meetings would be more feasible at this time. Commissioner Weissman also requested that staff involve the Planning Commission in projects of the same magnitude early on to provide adequate time and opportunity for review and input by the commissioners.

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PH-1. Site Plan Review, SPR P-2005081; and Tentative Tract Map No. 65569, TTM P-2005082 to allow the construction of six condominium dwelling units located at 9650 Lucerne Avenue.

Vice Chair Tiggs voluntarily recused himself for this agenda item.

Motion to receive and file the Affidavit of Mailing of Notices was moved by Commissioner Weissman, seconded by Commissioner Rockwell. **Vote 4-0**

Commissioner Kuechle suggested staff provide an actual Affidavit of Mailing of Notices.

Senior Planner Jordan responded regarding the validity of the mailing of notices. David McCarthy confirmed the need to verify the mailing and posting of notices.

Associate Planner Joseph Montoya gave a summary of the project and pointed out errors in the staff report, plans and resolution.

Commissioner Kuechle

- Inquired if the project is governed by the old zoning code regarding parking spaces.

Associate Planner Joseph Montoya responded stating that this project does not have enough parking spaces to meet the requirements of the prior code.

Chair Muranaka

- Expressed concern regarding adequate staging areas on the site.

Associate Planner Joseph Montoya responded by stating if needed, staging would be permitted in the public right-of-way in the parking lanes; such staging would have proper markers and delineators in order to assure safe public passage by pedestrians and vehicles is maintained.

Brian Winestock (Owner)

- Thanked staff for efforts.

Motion to close the public hearing was moved by Commissioner Weissman, seconded by Commissioner Rockwell. **Vote 4-0**

Commissioner Kuechle

- Concerns regarding the grandfather process in relation to parking.
- Mix and match between the old code and the new code by the developer would result in a completely separate code designed for that developer's project only.
- Section 17.100.20 specifically states it is unlawful to build structures except in compliance with the code. Parking for the project does not meet the current code.
- Elevator setbacks do not meet the new code specifications; a bay window covers more than the allowable 25%, and therefore does not meet the requirements of the old code.
- Parking layout requires drivers to make a complete U-turn.
- Questioned why staff would state the relevant date was the date they began the preliminary development plans; California law states the day as the groundbreaking date as opposed to the date the plans are submitted or approved.

Public Hearing Speaker

Anthony Solis

- Lives across the street from project.
- Has parking concerns.
- Inquired if there would be any parking negotiation with the contractor and when construction would begin.

Commissioner Weissman

- Concerned that in June 2005 when the Planning Division began to review this project, the proposed zoning code was already under consideration and inquired if the developer was informed that the code was under revision.
- Agreed with Commissioner Kuechle regarding the mix and match process.

Associate Planner Joseph Montoya responded and stated that the developer was advised. Deputy Director Thomas Gorham responded that this was a unique situation whereby the developer's application was started and deemed complete prior to the new zoning code taking effect. Although the developer attempted to comply with the new code there were certain provisions that could not be complied with. Therefore, the developer was allowed to rely on provisions of the old code, specifically the parking layout and the setback requirement for the elevator housing at the top of the building.

Commissioner Rockwell

- Inquired whether there is a legal relevance of the date and the custom or practice used in the past.
- Inquired about how the decisions regarding parking and the driveway are justified and what criteria are used.

Deputy Director Thomas Gorham responded to the custom or practice question. The applicable fees were paid and the project was deemed complete (October 26, 2005) prior to the new code becoming effective.

David McCarthy – Zoning §17.100.020, Section E states that “all land use permit applications determined by the division to be complete before the effective date will be processed in compliance with the requirements in effect when the application was accepted and deemed complete (after payment of fees).”

Chair Muranaka

- Suggested a consideration that one parking space be eliminated to provide better maneuverability.
- Inquired where ‘staging’ is contained in the Conditions of Approval, requested clarification of what is meant by ‘construction vehicles’, and position of the dumpsters.

Associate Planner Joseph Montoya explained that since the site is narrow and irregular, there is very little that can be accomplished onsite; there will have to be parking in the neighborhood and there are surrounding business properties in the area with available space for parking.

Deputy Director Thomas Gorham – Page 11, Condition #38 – the hours of construction can be modified to 6:00 p.m. as opposed to 8:00 p.m. and state that no construction vehicle can be parked on the street after that time or overnight. Construction vehicles are defined as ‘any vehicle related to the project’ including workers’ vehicles.

Associate Planner Joseph Montoya responded that construction dumpsters cannot be removed each night because they require special equipment to remove.

Chair Muranaka

- The City needs to be sensitive to the residents of the project area, and resident’s concerns should be addressed.
- The practice of ‘picking and choosing’ is not a good concept.

Commissioner Rockwell

- Inquired about the length of time the construction phase will be.

Associate Planner Joseph Montoya responded that the project is scheduled to begin in November and be completed in June 2007.

Commissioner Weissman

- Given the infill nature and site constraints, felt the conditions imposed together with the modifications with regard to reducing the hours of construction, the commission cannot fully determine the impact to the neighborhood.
- The plans were well-done; the façade was well-prepared.

Commissioner Kuechle

- Concerned about legal issues
- Would not be appropriate to approve the project at this stage

Commissioner Rockwell

- Felt the project property is very difficult.
- Had concerns about parking issues.
- Would like to see the option of parking spaces explored.
- City needs to find ways to minimize the impact on the neighborhood.

Chair Muranaka

- Parking concerns; suggested eliminating parking space #14.
- Agreed the project property is difficult.
- Concerned about mix and match issues.
- Would reluctantly approve the project.
- Reminded the Commission that it is also being asked to approve a Class 32 Exemption under CEQA and to recommend approval to the City Council of a Tentative Tract Map.

Conditions of Approval were reviewed and the following changes were so noted by the Planning Division staff:

1. Page 7 Condition No. 8: 2nd line, eliminate “/trash compactor”;
2. Page 9 Condition No. 11: 1st line, change “17.300” to “17.300.40”;
3. Page 9 Condition No. 12: 1st line, eliminate the words “revised and”;
4. Page 10 Condition No. 20 2nd line, after “onsite” add “so as to be visible to the public”;
5. Page 17 Condition No. 87: Replace “FCO” with “CO” at three locations;
6. Page 22 Condition No. 119: 1st line after “dedicated” add “to the City of Culver City”.

Motion to approve Site Plan Review, SPR P-2005081 and Categorical Exemption Under CEQA, and recommend approval to the City Council of Tentative Tract Map No. 65569, TTM P-2005082 was moved by Commissioner Rockwell, seconded by Commissioner Weissman. Voting results were as follows:

Chair Muranaka	-	Yes
Commissioner Weissman	-	Yes
Commissioner Rockwell	-	Yes
Commissioner Kuechle	-	No
Vice Chair Tiggs	-	Recused

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PH-2 Comprehensive Plan Amendment No. 5 – CP/M P2006068 for 9000 through 9336 Washington Boulevard (The Culver Studios)

Motion to receive and file the Affidavit of Mailing of Notices was moved by Vice Chair Tiggs, seconded by Commissioner Rockwell.

Senior Planner Jordan gave a brief summary of the project.

Vice Chair Tiggs inquired about the following:

- The amount of parking provided, surface parking, the proposed office parking ratio, and the availability of production parking.
- Truck use of the gates.
- Proposed vegetation on the parking structure.

Senior Planner Jordan responded.

Wayne Rauschenberger (General Manager of the Culver Studios)

- Addressed the need for office space at the studio.
- Stated that they agree to all of the conditions of approval in the resolution.
- Addressed truck use of the gates.

Commissioner Rockwell

- Per residents in the area, studio parking is occurring in the neighborhood.

Wayne Rauschenberger

- Will probably have to implement valet and tandem parking in the parking structure.
- They keep a close eye on parking in residential neighborhoods and have not received any reports or comments recently regarding that.
- Has agreed to put ordinance signs outside the lot to prevent right turns into the residential neighborhood.
- During the peak periods tandem parking will have to be tandem/valet.

Eric Stultz (Design Director for Gensler)

- Described the proposed structures and architecture of the existing and proposed structures.

S. Larkey (Resident)

- Inquired about the architecture of Building J.
- Inquired about the height of the building and the number of employees expected after the completion of the project.
- Inquired about shuttle service to the studio.

Wayne Rauschenberger

- Responded to the questions of Ms. Larkey.

Vice Chair Tiggs

- Inquired about the number of employees and use of Gate 1.

Wayne Rauschenberger

- The 75 employee number does not include the lessees. The number varies and there may be up to 300-400 on the lot in any given day.
- The only long term tenant at this time is the Sony Television Group which resides in the mansion in the front. There are approximately 60 people in the mansion. Everyone else are "production" tenants.
- Gate 1 is primarily used by the Sony Television Group in the mansion and that gate is closed at 5:00 p.m.

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

Commissioner Rockwell

- Supports the project.
- Discussed the traffic and parking issues in the area.
- Inquired about proposed condition of approval concerning the traffic study to be conducted after occupancy of Building J.

John Muggridge (Kaku & Associates Traffic Consultants)

- Responded to the questions concerning the traffic study

Senior Planner Jordan suggested a possible condition of approval for studying the impact of parking in the surrounding neighborhood.

Commissioner Rockwell

- The problem is not the traffic going into the lot, but potentially what parking is occurring in the neighborhoods.

Barry Katz (City Consulting Traffic Engineer)

- *Discussed restricted or permit parking for residential streets and the monitoring parking in residential areas.*

Senior Planner Jordan described the permit parking process.

Commissioner Weissman

- Inquired about the realignment of Washington Boulevard and the effect on the Ince/Washington intersection.

Barry Katz

Informed the Commission that the traffic study was performed assuming the realignment of Washington Boulevard and there will be a worsening of traffic.

Commissioner Kuechle discussed

- His belief that in addition to traffic, parking impact of the project should be studied.
- That the 100 deferred parking space requirement should be clarified to apply to any shortfall of parking not just for stage use.
- The use of attendants for tandem parking.
- The need for a condition of approval for maintenance of “green screen” on parking structure and that the plants fully developed within one year.

Vice Chair Tiggs

- Inquired about the use of Gates 1, 2, and 3.

Senior Planner Jordan described the use of the gates.

Commissioner Weissman

- Supports the project.
- Inquired about Gate 1 access following the Washington Boulevard realignment.
- Believes the complaints regarding studio parking on residential street has lessened but that it is important to be mindful of the residents’ concerns.

Senior Planner Jordan explained Washington Boulevard street realignment and Gate 1 access.

Chair Muranaka

- In favor of requiring a parking study.
- Would be in favor of a condition of approval that would require onsite and offsite parking demand studies.

A page by page review of the Findings and Conditions was done by the commissioners and responses to questions and concerns were addressed by Senior Planner Jordan and Deputy Director Thomas Gorham.

Commissioner Kuechle

- Expressed concerns on Page 6 – Condition #13 regarding graffiti, but agreed that the condition was adequate as written.
- Suggested adding Conditions of Approval with respect to the tandem parking with parking attendant and/or valets, clarifying that the 100 space deferred parking requirement is not limited to stage use parking, and plant growth rate and maintenance of the green screen on the proposed parking structure.

Chair Muranaka supported the recommendation.

Senior Planner Jordan responded.

Commissioner Rockwell

- Project needs parking and level of occupancy studies.
- Expressed concern with vehicle queuing on Ince Boulevard.

Commissioner Tiggs

- Concerned about the one year traffic monitoring before and after the realignment of Washington Boulevard.

Barry Katz read a proposed draft additional condition of approval regarding the parking concern and a separate condition for monitoring the parking. A condition regarding the 100 deferred parking spaces was read by Senior Planner Jordan.

Conditions of Approval were reviewed and the following changes were so noted by the Planning Division staff:

- Condition #12: added that the signs shall be posted “until issuance of a Certificate of Occupancy”.
- Added a condition regarding the growth rate and maintenance of the plants on the “green screen”.
- Added a condition requiring attendants to use tandem parking in the subterranean parking structures.
- Added condition regarding traffic and parking studies.
- Amended condition of Approval No. 11.H of Resolution No. 94-R055, deferring the studio’s obligation to provide 100 of the required parking spaces onsite.
- All other changes noted are minor grammatical issues, and renumbering of conditions.

There was a general consensus that it was acceptable for staff to write the additional conditions of approval for Chair Muranaka’s signature.

Motion to adopt the Mitigated Negative Declaration (MND) finding that the project will not have a significant impact on the environment provided certain mitigations are implemented as described in the MND and that the Commission recommend to the City Council approval of Comprehensive Plan Amendment No. 5, CP/M, P2006068, subject to Resolution No. 2006-P018 as amended, was moved by Vice Chair Tiggs, seconded by Commissioner Rockwell.
Vote 5-0.

Motion to Approve **Secretary’s Report** was moved by Commissioner Weissman, seconded by Commissioner Rockwell. Vote 5-0.

Motion to approve minutes of the June 28, 2006 meeting was moved by Commissioner Rockwell, seconded by Chair Muranaka. Vote 2-0.

Deputy Director Thomas Gorham announced the scheduled for the Specific Plan EIR Scoping Session. Commissioners will be contacted separately to set up a meeting for Specific Plan overview. There are no agenda items for the August 9, or August 23, 2006 meeting and staff is proposing that both Planning Commission meetings be cancelled. The Washington/Centinela project is scheduled to come back before the Commission in September with revisions.

Commissioner Kuechle suggested using the August 23, 2006 date to hold a workshop for the Commissioner’s overview of the Specific Plan.

Deputy Director Thomas Gorham assured the Commission that there will be two more opportunities by way of public hearings to participate in the review of the project.

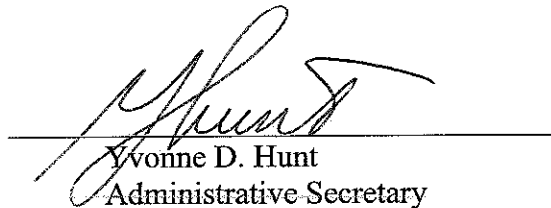
Chair Muranaka addressed a concerned regarding the abandoned gas station at Sepulveda and Braddock.

Deputy Director Thomas Gorham responded.

Motion to adjourn to the first meeting in September 2006 was moved by Commissioner Weissman, seconded by Vice Chair Tiggs. **Vote 5-0.** The meeting was adjourned at 10:38 p.m.



Maureen Muranaka, Chairperson
Planning Commission
City of Culver City



Yvonne D. Hunt
Administrative Secretary