

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

May 24, 2006
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT: Sheila Thomas, Chair
Maureen Muranaka, Vice Chair
Marcus Tiggs, Commissioner

ABSENT: David Rockwell, Commissioner

ADVISORY PRESENT: Thomas Gorham, Deputy Community Development Director
Susan Yun, Senior Planner
Masa Alkire, Contract Associate Planner
Paul Samaras, Associate Planner
David McCarthy, Deputy City Attorney

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CALL TO ORDER

Chair Thomas called the meeting to order at 7:05 p.m.
The Pledge of Allegiance was led by Susan Yun.
Roll Call

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Specific Plan Study Session postponed.

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

PUBLIC HEARING

PH-1 Site Plan Review, General Plan Amendment, Zone Map Amendment and Tentative Tract Map for the Construction of a Mixed Use Project of 59 condominiums located at 10100 Culver Boulevard and 4029 Madison Avenue in the CN and RMD Zones.

Masa Alkire gave a summary of the project.

Vice Chair Muranaka

- Page 3 of the staff report states the town homes will be two-story; plans indicate the town homes will be three stories.
- The Tentative Tract Map is proposed to be a one lot subdivision with two separate zones; is that allowed? Also questioned whether that would be a wise idea given the fact that if any of the existing buildings are demolished, how would the zone lines be identified.
- Inquired how many total stories will buildings on Parcels 1 and 2 have.

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- Inquired what the permitted density would be if the project is not re-zoned (Parcel 2)
- What would the proposed density be for all three parcels?
- Asked for explanation for relevance of use variance ordinance.

Masa Alkire

- *The Town homes will be two-story with a loft level that is allowed by the City's development standards to be 33% or less than the floor below.*
- *The zoning lines do not have to match. The zones would still appear on the zoning map and the distinctions would be there.*
- *Four stories along Culver, five stories along Madison.*
- *Parcel 2 would be RMD and the size of the lot would accommodate nine units.*
- *Nine units for parcel 2, 4 units for parcel 3, and 48 for parcel 1.*

Thomas Gorham

If the use variance established a commercial use on that site which is the parking lot associated with the medical building, if that project came in today, the entire project would be zoned for commercial use.

Commissioner Tiggs

- Inquired why staff is recommending rezoning this property.
- The use variance may have been necessary in 1957 for the medical building.

Masa Alkire

It is a result of the use variance and the fact that it was included in the redevelopment area.

Chair Thomas

- Questioned if the medical building qualifies as a legal non-conforming use.
- Does not believe the proposed 59 units will generate 14 more trips in the am peak hour than the medical office.
- Inquired about the number of parking spaces in the lot
- Stated if the counts taken indicate that with 59 occupied units and only 2/3 of the occupants went to work in the morning, 14 additional trips is not realistic
- The original General Plan only anticipated one unit per 1500 square feet
- The live-work percentage was only 35 units per acre not 65.
- Questioned whether this project is live/work or mixed use.
- Applicant is proposing to put a five-story structure in a two-story limit zone.

Thomas Gorham

- *The variance does make the use legal non-conforming; it is non-conforming to the current zoning code.*

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Barry Kurtz, Traffic Consultant

- *Based traffic study on the counts taken, not taking into consideration the hours of operation of the medical office.*
- *There are 43 parking spaces in that lot*

Vice Chair Muranaka

- Stated there is no way she could approve the proposed zone change amendment.
- Cannot recommend approval of the proposed zone change because she cannot make finding that zone change is not "detrimental to public interest, health, safety, convenience or welfare of the City."
- The proposed project would be detrimental to the well-being of the neighborhood.

Commissioner Tiggs

- Too big, too tall, not compatible and cannot recommend until the required findings are met.

Chair Thomas

- Under the circumstances does not see the point of opening the public hearing because the project will not go forward.

Thomas Gorham.

The Public Hearing need to be opened to give candidates an opportunity to speak.

PUBLIC HEARING

Yuri Rapinsky (Applicant)

- Understood there is no story limitation.
- Project was not designed to the maximum.
- Gave a brief presentation of the project.

Chair Thomas

- Gave opportunity for those who wanted to speak, despite the fact that the project was not going forward.

Theresa Mauro

- Resident of Jackson Avenue.
- Concerned about parking.

David Michail

- Opposes the project.

Eleanor Osgood

- Opposes the project.
- Concerned about traffic.

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Stephanie Arcolio

- Resident of Lincoln Avenue.
- Concerned about traffic.

Tammy Salko

- Resident of Madison Avenue.
- Concerned about parking.

Loni Anderson

- Comments were read into the record.

Motion to receive and file correspondence and to close the public hearing was moved by Vice Chair Muranaka, seconded by Commissioner Tiggs. Vote 3-0.

Motion to deny site plan review, mitigated negative declaration, general plan amendment and zone change, and tentative tract map was moved by Commissioner Tiggs, seconded by Vice Chair Muranaka. Vote 3-0.

Motion to approve Secretary's Report was moved by Vice Chair Muranaka, seconded by Commissioner Tiggs. Vote 3-0.

Motion to approve minutes of February 22, 2006 was moved by Commissioner Tiggs, seconded by Vice Chair Muranaka. Vote 3-0.

Motion to approve minutes of March 22, 2006 was moved by Commissioner Tiggs, seconded by Vice Chair Muranaka. Vote 3-0.

ITEMS FROM STAFF

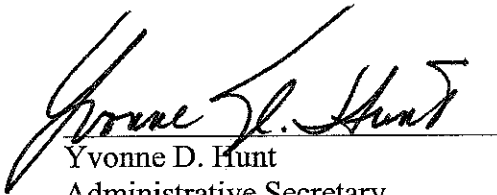
Thomas Gorham requested to add the study session for the specific plan for additional meeting days of May 31, 2006 or June 7th, or prior to scheduled 7:00 p.m. start time on scheduled meeting dates. Vice Chair Muranaka requested written materials for review prior to study session so that Commissioners would have something to discuss.

Chair Thomas requested staff to prepare revision to mixed-use provisions of Code to address potential impacts on neighboring residential properties. Asked that matter be agendaized for June 14th or June 28th meeting. Thomas Gorham stated not possible to prepare text amendment within a month, so agreed to return on June 14th with memorandum.

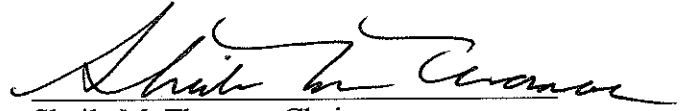
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Motion to adjourn was moved by Commissioner Tiggs, seconded by Vice Chair Muranaka. Vote 3-0.

Meeting adjourned at 8:18 p.m. to June 14, 2006.



Yvonne D. Hunt
Administrative Secretary



Sheila M. Thomas, Chairperson
PLANNING COMMISSION
CITY OF CULVER City of Culver City