

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

October 24, 2007
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Andrew Weissman, Commissioner

Absent: Linda Smith-Frost, Commissioner
(excused)

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

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Public Comment for Items Not on the Agenda

Chair Tiggs invited public participation.

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The order of the Agenda items was changed. PH-2 was
discussed first followed by PH-1.

PH-2

**Conditional Use Permit to Allow Conversion of an Existing Motel
into an Emergency Shelter for Families located at 12841 Washington
Boulevard.**

Paul Samaras, Associate Planner, gave a brief summary of the
project.

Present for the applicant was David Snow.

Public Speakers:

Upward Bound Residents

Lucia Smulovitz
Jerry Terveer
Kiara Terveer (daughter)

Public Speakers in Support of the Project:

Patrie Sardo	Cindy McQuade	Cheryl Handel
Dick Ramsdell	Sue McCabe	Tom McCabe
Connie Rand	Rev. Doris Davis	Howard Hackett
Cherlyn Martin	Bruce Rankin	Anne Finestone
Richard Crawford	Mary Crawford	Barbara Brown
Daniel Palo	Phyllis Johnson	David Rosenman
Katherine Stanfill	Kristina Andersen	Bob Lench
James Gibson	Disa Lindgren	Roger Eaton
Cindy Burg	Margaret Lindgren	Eileen Brown
Patricia Gordon	Tom Wilson	Rina Shapiro
Booker Pearson	Paul Jacobs	Ronda Meister
Jody Reichel	Jim Krause	Janet Krause
Jane Spiegel	Rabbi Jeff Marx	Kita Curry
Michelle Burchell	Jeffrey Pelton	Victoria Rosenfield
Cindy McQuade	Mary Singaus	Debbie Breen
Sheila Thomas		

Public Speakers In Opposition of the Project:

Edwina Magaña	Alex Reitman	Linda Guagliano
Catherine Manzella	Dana Markee	Murray Airhart, Sr.
Reta Mosea	Claus Nordahl	Barbara Gibson
Hans Rockenwagner	Donna Leventhal	Lea Sasslo (location only)
Audrey Brantner	Doug Merrill	Kimberly/Glen Johnson
Patricia Housen	Ellie Bertnell	Lydia Lucciola
Debby Bohn-Holly	Gary Moskowitz	

Public concerns regarding the project:

- Insufficient acreage
- Property is unsafe and too small
- Crime
- Transient population
- Wrong location to house families
- No kitchen facilities
- Teenage population on the property
- Parking

- Public schools are not close to the project site
- Approval of the project would not consider residents' of the area
- Location is inappropriate for children regarding traffic safety and lack of playing area
- Transient population property damage
- Project does not revitalize the neighborhood
- Lowering of property values
- Traffic study needs to be conducted

Motion to close the public hearing was moved by Vice Chair Rockwell, seconded by Commissioner Kuechle.

Motion to receive and file correspondence was moved by Commissioner Weissman, seconded by Vice Chair Rockwell.

Motion to continue Site Plan Review and Tentative Parcel Map for the Construction of Three Condominium Townhouses located at 4048 Lincoln Avenue to November 14, 2007 was moved by Commissioner Kuechle, seconded by Commissioner Weissman (as the first item on the agenda).

Motion to reopen the Public Hearing was moved by Vice Chair Rockwell, seconded by Commissioner Kuechle.

Comments from the following were read into the record:

Brian Davis	Marie Keating/Linda Terlizzi
Carolyn DeVinny	Juan Aguilar
Angie Simon	Carrie Oliver
George Yamada	Jessica Asher
Dena Bouskos	William Asher
Valerie Trevino	Tamara Gould
Jahan Stanizai	Michelle Weiner
Catherine Fritz	Sandy & Michael Banks
Mario Collura	

Motion to close the Public Hearing was moved by Commissioner Weissman, seconded by Commissioner Kuechle.

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Sol Blumenfeld

- Addressed land use concerns
- Project is truncated by the zoning code
- "Open space" in the area is restricted to residential properties
- Are revitalization upcoming in projection

Comments and Concerns of Commissioners:

Commissioner Weissman

- Supports the project.
- Concerns about the "let out" space and wall.
- Should add condition that limits the stay at the project site to a maximum of ninety (90) days.

Commissioner Kuechle

- Concern about whether the project can be legally classified as "emergency shelter".
- More input needed from staff regarding the lack of kitchen facilities with respect to the Code.
- Not comfortable with granting the CUP for this project.
- Negative impact on schools; land use concerns regarding project would be more suitably located near area schools.

Vice Chair Rockwell

- Supports project
- Safety and security questions were addressed in neighborhood meetings by the applicant

Chair Tiggs

- Project meets the code
- Emergency shelters serves the public interest
- Property remaining as a motel would generate more traffic.

Following review and discussion of the project a motion to adopt the Conditional Use Permit was moved by Vice Chair Rockwell, seconded by Commissioner Weissman.
Vote: 3-1. (Negative Vote by Commissioner Kuechle)

Consent Calendar

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Item C-1

Secretary's Report

THAT THE PLANNING COMMISSION APPROVE THE SECRETARY'S REPORT WAS MOVED BY COMMISSIONER WEISSMAN, SECONDED BY COMMISSIONER KUECHLE.

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ITEMS FROM STAFF

Thomas Gorham, Planning Director gave staff comments regarding the upcoming Commission meetings:

November 14, 2007	4048 Lincoln Avenue
November 28, 2007	Star Prep Academy

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ITEMS FROM COMMISSIONERS

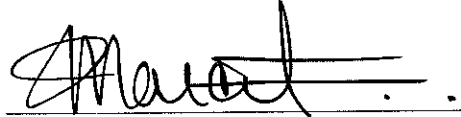
Commissioner Kuechle had the following concerns:

- Monday was the agreed upon day to receive packets
- Commissioner should receive an electronic copy of the packet
- Resolutions should be emailed to Commissioners prior to final signature by the Chair

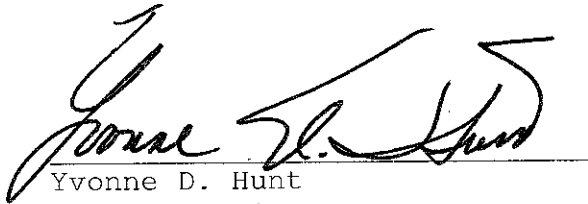
Staff agreed to provide the Commissioners with an electronic version of the resolutions prior to final signature when there are multiple revisions; turnaround time will be two days.

Adjournment

There being no further business, at 12:15 A.M., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on November 14, 2007.



Marcus Tiggs, Chair
City of Culver City
Planning Commission



Yvonne D. Hunt
Administrative Secretary