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

July 23, 2008
7:00 P.M.

Call to Order & Roll Call

Present: David Rockwell, Chair
John Kuechle, Vice Chair
Marcus Tiggs, Commissioner
Linda Smith Frost, Commissioner
Anthony Pleskow, Commissioner

Staff Present:

Thomas Gorham, Deputy Community Development Director/ Planning Manager
Joseph Montoya Associate Planner
Heather Baker, Assistant City Attorney
Barry Kurtz, City Traffic Consultant

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

Items Not on the Agenda

None

PUBLIC HEARING

PH-1 Site Plan Review and Negative Declaration for the addition to an existing 2-story 26,414 square foot office building resulting in a 5-story 79,095 square foot office building located at 5800 Uplander Way. (Staff Report: Joseph Montoya (310) 253-5736). ***Approve. (Continued from May 28, 2008)***

Joseph Montoya gave a brief summary of the project and outlined the progress of changes requested by the Commission.

Present for the applicant:

Dr. Birendra Dutt (Uplander Properties LLC)
Ajit Dighe (The Practice Architects)
Dirk Gaudet (Gaudet Design Group)

COMMISSIONER COMMENTS

Commissioner Smith Frost

- Stated that using potted trees is not a long term solution for landscaping.
- Stated that current applicants should not be required to meet non-standard conditions.
- Supports project.

Commissioner Tiggs

- Stated the building has a creative design and should not be completely screened.
- Agrees the Condition regarding the Letter of Credit is unnecessary.
- Supports the project.

Commissioner Pleskow

- Questioned whether the applicant's original goal of obtaining a 'platinum' rating has been changed; stated that making the intention a part of the staff report is misleading, and could be used by the applicant to obtain favor with the Commission.
- Concerned about the architecture of the building not taking into account all four side of the building.
- Inquired about the possibility of using day lighting, waterless urinals, and alternate HVAC.
- Stated he would like to see future projects reduce the carbon footprint.
- Concerned about the entrance of the building located in the center not being relative to the corner position of the property; suggested either posting a notice or adding a feature that would make the entrance visible to pedestrians and motorists.
- Feels the project is not a "complete" project and stated the goal of the applicant should be to provide a better environment for employees, which would improve productivity.

Vice Chair Kuechle

- Questioned applicant regarding Leeds Certification timetable.
- Inquired about the possibility of screening part of the building by placing trees on the rooftop parking level and about the height of the trees to be planted when fully grown.
- Requested that fully detailed landscaping plans be shown on plans when submitted for review.
- Inquired of staff if any of the trees straddle the property line on the north and west sides, and the possibility of obtaining the owner's permission to cut the trees down as a condition.

Chair Rockwell

- Stated his approval of the traffic counts conducted and the use of the site specific counting system.
- Supports the project.

Motion to approve the Site Plan Review and Negative Declaration was moved by Vice Chair Kuechle, seconded by Commissioner Tiggs. **Vote 5-0.**

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ITEMS FROM STAFF

Thomas Gorham discussed upcoming meetings. The regularly scheduled meeting of August 13, 2008 will be changed to August 7, 2008 due to a special meeting of the City Council. Chair Rockwell indicated he will not be present at this meeting.

There will not be a Planning Commission meeting on August 27, 2008.

ITEMS FROM COMMISSIONERS

Chair Rockwell explained the justification for the additional traffic study for the Uplander Way project. Also suggested the Commission contact ITE for guidance regarding the traffic study method to use for specific projects.

Vice Chair Kuechle suggested staff utilized Commissioner Pleskow's architectural expertise.

ADJOURNMENT

There being no further business, at 8:45 p.m., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on August 7, 2008.

John Kuechle, Vice Chair
City of Culver City
Planning Commission

Yvonne D. Hunt
Administrative Secretary