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

January 25, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:06 p.m.

Present: Anthony Pleskow, Chair
Scott Wyant, Vice Chair
John Kuechle, Commissioner
Marcus Tiggs, Commissioner
Linda Smith Frost, Commissioner

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Pledge of Allegiance

Heather Baker, Assistant City Attorney, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Pleskow invited public participation

No cards were received and no speakers came forward.

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Public Hearing

Item PH-1

Zoning Code Amendment, ZCA P-2011100: Consideration of Zoning Code Text Amendments Affecting Residential Accessory Structures and Residential Non-Conforming Structures

Thomas Gorham, Planning Manager, provided a summary of the material of record noting that corrections to the item had been distributed to Commissioners.

A discussion ensued between Commissioners and staff regarding appreciation for the changes; most recent changes; and typographical errors.

Chair Pleskow invited public comment.

There was no response.

MOVED BY VICE CHAIR WYANT, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER SMITH FROST, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION ADOPT RESOLUTION 2012-P0001.

Commissioner Kuechle thanked staff for their diligence in dealing fairly with the issue.

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Item PH-2

11042-11056 Washington Boulevard: Tentative Parcel Map, for a one lot subdivision for condominium purposes creating four air space units at 11042 through 11056 Washington Boulevard

Sol Blumenfled, Community Development Director, provided a summary of the material of record; reported on actions of the state to eliminate redevelopment agencies in California; and discussed the transfer of housing assets and obligations.

A discussion between staff and Commissioners ensued regarding lender concern; affordability covenants; parking; the commercial portion of the project; legal ramifications; affects of the potential deadline on the agreement; the land division; economic development; affordable housing; cooperation agreements; immunity for City assets; previously approved projects; development related agreements; contractual immunity; history of the parcel; air space units; layering commercial and residential; uncertainty caused by state actions; and status of the project.

Chair Pleskow invited public comment.

The following member of the audience addressed the Commission:

David VonCannon expressed support for the project.

MOVED BY VICE CHAIR WYANT, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

A discussion ensued between staff and Commissioners regarding the division of land; concern with being bound to approve something they are not comfortable with; and the division of commercial and residential.

MOVED BY COMMISSIONER SMITH FROST, SECONDED BY COMMISSIONER KUECHLE, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPROVE RESOLUTION PH2011-P003 AS WRITTEN.

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY COMMISSIONER KUECHLE, SECONDED BY VICE CHAIR WYANT, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING.

Heather Baker, Assistant City Attorney, clarified the number for the Resolution for item PH-2.

MOVED BY VICE CHAIR WYANT, SECONDED BY COMMISSIONER KUECHLE, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPROVE RESOLUTION PH2012-P002 AS WRITTEN.

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Item C-2

Meeting Minutes

A discussion ensued between staff and Commissioners regarding the accompanying resolution for the Marcasel project; clarification that the conditions were separated from the resolution; recommended editing to the conditions; format; past practices; concern that the developer actually moves the gate as was agreed upon; intent to incorporate that into the plans; consistency of plans with Commission approval; concern that terms of approval are reflected in either the minutes, the conditions, or the resolution; and staff agreement to add the change in the parking to the conditions of approval and in the parking plan.

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY VICE CHAIR WYANT THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF DECEMBER 14, 2011. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	Kuechle, Pleskow, Tiggs, Wyant
NOES:	None
ABSENT:	None
ABSTAIN:	Smith Frost

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Items from Staff

Thomas Gorham, Planning Manager, discussed the schedule of upcoming meetings and agenda items.

Sol Blumenfeld, Community Development Director, reported significant interest in a proposed 7-11 at Sepulveda and Braddock and indicated that a noticed public hearing was warranted.

Heather Baker, Assistant City Attorney, clarified had Commissioner Kuechle had received clarification in the context of approving the minutes with regard to the project and the project itself had not been discussed by the Commission.

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Items from Commissioners

Commissioner Smith Frost reported that she would not be present for the meeting of February 8, 2012.

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Adjournment

There being no further business, at 7:40 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 8, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 5-9-12

ANTHONY PLESKOW
CHAIR of the CULVER CITY PLANNING COMMISSION
City of Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

Date 5-10-12

By:
Ela Valladares
Deputy City Clerk