

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

February 14, 2007
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT: Maureen Muranaka, Chair
Marcus Tiggs, Vice Chair
David Rockwell, Commissioner
John Kuechle, Commissioner

ABSENT: Andrew Weissman, Commissioner

ADVISORY PRESENT: Thomas Gorham, Planning Manager
Nancy Tahvili, Assistant Planner
Joe Pannone, Contract Attorney
Heather Iker, Deputy City Attorney

CALL TO ORDER

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

PUBLIC COMMENT

None.

PH-1. Site Plan Review, SPR P-2006143, and Tentative Parcel Map, TPM P-2006144, to construct four condominium townhouses at 4014 Van Buren Place in the Residential Medium Density (RMD) Zone.

Nancy Tahvili, Assistant Planner gave a brief summary of the project.

Applicant, Charles Couey was introduced and was available to answer questions.

Motion to close the public hearing was moved by Commissioner Kuechle, seconded by Vice Chair Tiggs. Vote 4-0

Commissioner Rockwell

- Expressed concern regarding the I-beams and suggested beams be moved closer to the property line. Suggested movement of storage area to assure ease of entry for garage #1.
- Supports the project.

Charles Couey (Applicant) stated the garage doors were adjusted and centered on each of the spaces to make it easier to get into the garages, and would consider widening the driveway leading down to the garages, and will be working with the Engineering Division to make the driveway as close to a 90 degree angle as possible after the rooting system of the tree are studied further.

Commissioner Kuechle

- Requested that for future meeting staff automatically provide a copy of the public comments in the commission packets, without waiting for a specific request from a Commissioner.
- Requested the names of all parties involved in the project (i.e. owner, applicant)
- Inquired about his suggested changes to Condition of Approval No. 24

Nancy Tahvili responded. The applicant is Charles Couey; the property owner is Peter Floratos; architect is named on the Site Plan.

Joe Pannone (Contract Attorney) stated that "the owner" obligations include any successors and interests.

Charles Couey informed the commission that Peter Floratos and his brother are the owners of SCB Development.

Nancy Tahvili also responded to the question regarding Condition No. 24 stating that this condition was rewritten and added to Condition No. 18.

Commissioner Kuechle

- Requested clarification of the word "drainage".
- Feels the façade of the property is not appealing

Thomas Gorham stated that the City Engineer is comfortable with the language,

Commissioner Tiggs

- Project is artistically pleasing
- Concerned about staging and the dirt hauling route during construction in relation to the school.

Thomas Gorham responded by stating that Condition No. 49 references the dirt hauling.

Chair Muranaka

- Supports the project
- Referenced the email comment from Mr. McKinley, who objects to the increase in density and resulting increase in traffic; she stated for the record that the current zoning permits the applicant to build the project as presented.

Motion to receive and file correspondence was moved by Commissioner Tiggs, seconded by Commissioner Rockwell. Vote 4-0.

Commissioner Kuechle

- Asked if any changes had been made to the proposed resolution that had been sent to the Commissioners before the meeting, other than the change to Condition No. 18 that had been mentioned earlier.

Nancy Tahvili responded that no other changes had been made.

Vice Chair Tiggs

- Condition No. 49 – add language “the applicant will have the hauling route approved by the City”.
- Raised the issue of the location of the staging during construction.

Commissioner Rockwell

- Commented on the traffic congestion; suggested expanding the “rush hour” restriction times for hauling at the project site to include the afternoon period around 3:00 p.m. when cars are present to pick up children from the school,

Thomas Gorham recommended establishing a blanket time period from 2:30 – 6:00 p.m. The Commission concurred.

Chair Muranaka

- Condition No. 57 – regarding extending the landscape planter over the property line – who will maintain the planter?

Nancy Tahvili, Assistant Planner responded that the Condominium Association will be responsible for keeping up the planter.

Motion to adopt Class 32 Categorical Exemption, approve the Site Plan Review SPR P-2006143 subject to the revisions and comments, and approve the Tentative Parcel Map TPM P-2006144 was moved by Commissioner Rockwell, seconded by Vice Chair Tiggs. Vote 4-0.

Motion to approve the Secretary’s Report was moved by Vice Chair Tiggs, seconded by Commissioner Kuechle. Vote 4-0.

Motion to approve the Minutes of October 25, 2006 was moved by Commissioner Rockwell, seconded by Commissioner Kuechle. Vote 3 yes – 1 abstention (Commissioner Tiggs).

Kelly Fritzal, gave a summary of the Economic Vitality Design for Development.

Vice Chair Tiggs

- Inquired what the result would be if the Executive Director did not approve the project. Inquired regarding approval of the Design for Development being a necessity element, and whether the Zoning Code would have to be amended.

Thomas Gorham stated that prior to being presented to the Planning Commission, the fiscal analysis would have to be approved by the Agency and that the Zoning Code would not have to be amended since this is an Agency document.

Commissioner Kuechle

- Noted that the handout indicated that a copy of the Final Draft of the Design for Development would be sent to the Commissioners should they request, and asked that copies of the Final Draft be sent to all Commissioners without the need for any further request.

Chair Muranaka

- Stated that "existing use" should not be used as the threshold, but rather include whatever "new" use would be developed.
- Inquired if this process affects permit streamlining.

Thomas Gorham responded by stating that the Preliminary Project Review (PPR) is not an entitlement ; at the PPR stage Redevelopment staff would make a determination whether or not a fiscal analysis would be required pursuant to the Design For Development.

Thomas Gorham gave an overview of upcoming Planning Commission meetings and an update on the Specific Plan. The Specific Plan is now moving forward.

Commissioner Rockwell

- Requested an update on the light rail project

Thomas Gorham responded stating that the project has begun and work has already been done on some of the utilities; a kickoff meeting has been scheduled for Phase 2 at the Culver City Senior Center; a copy of the notice will be emailed to the Planning Commissioners.

Commissioner Kuechle

- Talked about Condition No. 6, which grants authority to the Planning Director to approve minor modifications to the project without coming back to the Planning Commission. While he thought this was substantively the correct policy, he was concerned that the Commission did not have authority to delegate its duties. He also noted that the Zoning Code appeared to limit the Planning Commission's authority to determining whether a project met certain findings, and to imposing conditions to insure that the findings could be made. He pointed out that No. 6 is not a condition, and therefore said that it might not be permitted by the Zoning Code. He indicated that in earlier conversations with the City

Attorney's office, Joe Pannone had assured him that the adoption of No. 6 would not violate any laws. He said he took comfort in this, but he asked if for future projects staff could find a way to ensure that the Planning Commission was not exceeding its authority in adopting provisions similar to No. 6.

Chair Muranaka

- Stated that she had previously questioned this condition and had been assured by the City Attorney that the condition was enforceable.

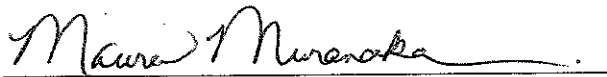
Joe Pannone, Contract Attorney, assured the Commission that it does have the authority to impose this provision as part of its conditional approval of a project. If the Commission as a body feels they would like to see something in writing spelled out in the Zoning Code, a recommendation should be made to that effect to be presented to the City Council.

Commission Kuechle

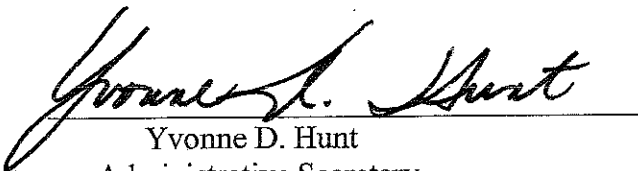
- Requested a timeline for receiving the boilerplate of the new Standard Conditions of Approval.

Thomas Gorham responded that an internal deadline has been set for receiving the input from the other departments involved. The draft boilerplate will be given to the Planning Commission upon completion, hopefully within the next sixty (60) days.

Motion to adjourn the meeting to the March 14, 2007 meeting in honor of Red Gallman was moved by Commissioner Kuechle, seconded by Commissioner Rockwell. Vote 4-0. Meeting was adjourned at 8:17 p.m. to the March 14, 2007 meeting.



Maureen Muranaka, Chairperson
City of Culver City
Planning Commission



Yvonne D. Hunt
Administrative Secretary

