

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

January 25, 2006
7:00 p.m.
Mike Balkman Council Chambers

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

ADVISORY PRESENT: Sherry Jordan, Senior Planner
Thomas Gorham, Deputy Community Development Director
Jose Mendivil, Associate Planner
Bryn Morley, Special Counsel

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CALL TO ORDER

Chair Thomas called the meeting to order at 7:02 p.m.
The Pledge of Allegiance was led by Yvonne Hunt
Roll Call. Thomas, Muranaka, Malsin, Tiggs present.
Commissioner Rockwell, excused absence.

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PUBLIC COMMENT

None.

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PUBLIC HEARING

PH-1. Conditional Use Permit Modification and Mitigated Negative Declaration for Turning Point School, 8794 National Boulevard.

Chair Thomas

Moved by Commissioner Muranaka, seconded by Commission Malsin, to receive and file the Affidavit of Mailing and Posting of Notices.

Jose Mendivil gave a brief staff report for the project. Staff needs more time to review the changes submitted by the applicant.

PUBLIC COMMENTS

Debra Richman (Turning Point Head of School)

- Existing use permit allows 480 students and have 350 currently enrolled.
- Need more green space and studio and classroom space.
- Need additional parking spaces.
- Leasing parking spaces from MTA to accommodate visitors and staff.

Arnie Levitt (Levitt Group Architects)

- Plan will provide for landscaped park (Eco Park).
- Gave a graphic presentation of the school design.
- Plan includes a one-way drive off National/exits off Landmark.
- Access is shared with 3975 National.
- Enrollment will remain at 480 students.
- Requirement for nine-foot wall on the south side – condition #38 – is fine with.
- Requirement for traffic signal at Landmark and National – school is OK with that.
- Requirement for westbound turn lane is not due to school traffic.

Netai Basu (Kaku Associates)

- Project would not increase number of students enrolled.
- Would increase space needed to educate students.
- Traffic plan was intended to shift some of the traffic flow for current & future expansion from the east campus to the west campus and exiting onto Landmark Street.
- Increase in traffic can be accommodated with the installation of the traffic signal.
- Afternoon dismissal of students can be split in smaller groups to eliminate the queuing of traffic and eliminate need to use secondary driveway thereby eliminating the need for a traffic signal at Washington & Landmark.
- Will use Landmark only in emergencies.

Chair Thomas

- Raised questions regarding dividing dismissals into three groups.

Netai Basu (Kaku Associates)

- Dismissals are divided into age groups; primary – elementary – middle school.

Wayne Romanek (Carter Romanek Landscape Architects)

- Eco Park is going to be a series of venues (ground water recharge, weather station to program the irrigation system, synthetic play field restructured out of recycled material).

Robert Friedman (Real Estate Attorney & Member of Board of Trustees at Turning Point)

- If the school was acquiring the property it would be exempt from property taxes

Robert Levin (Turning Point Board President)

- Was instrumental in moving the school to Culver City.
- Is parent with children in the school for fifteen years.
- Is a benefactor of the school.

Ira Rubenstein (Sony Pictures)

- Children at school for seven years.
- Strongly supports expansion.

Murray D. Fisher (Attorney representing Event Solutions & Howard Industries)

- In favor of amended proposal which would eliminate pickup and drop off on Landmark.
- Does not oppose the expansion of the school.
- Does oppose the ingress and egress off of Landmark and westbound traffic lane proposed by staff.

Brad Lipshy (Owner - Event Solutions)

- Not opposed to expansion.
- Opposed to regress off Landmark due to space required to back trucks out.

Henry Hirschowitz (Owner - Velvet Inc.)

- Not opposed to expansion.
- Objects to Landmark Street being used as a thoroughfare.

Jerry Feldman (Mytel International, Inc.)

- Does not oppose school expansion.
- Does oppose ingress and egress on Landmark Street.
- Concerned about major traffic congestion.

Tom Walsmith (Owner - Alvin Metals Corp)

- Owner of proposed west campus building.
- In favor of the expansion.

Lance Bergman (Partner of 3962 Landmark)

- Does not oppose expansion.
- Opposes ingress on Landmark Street.
- Read letter from World Cuisine; concerned about traffic backup to Robertson with the opening of the Park Century School with entry access only on Landmark.

Reuben Berman (Owner – former Miller Nissan Honda Dealer)

- Traffic is queuing approximately 53 vehicles wrapping around to Washington Boulevard.

- At full capacity the queuing will be up to 75 cars.
- Does not oppose the expansion; concerned about the traffic flow.

Jeff Winter (Vice President, Howard Industries)

- Commended City Planner on the project.
- Supports the approval of project as modified.

Andy Hernandez (Neighborhood Resident)

- Concerned about the noise level which would worsen if the school is expanded.
- Suggested moving the playground away from the residential wall.
- Feels staggered dismissal times would create more noise.

Commissioner Malsin

- The school is already permitted up to 480 students using current configuration, there is really no issue regarding the safety of the children, but rather an issue with the residents and businesses.
- Wanted to know why no action will be taken at this time.

Thomas Gorham

Staff does not have written confirmation of detailed proposed changes on hand; needs more time to review; made recommendation to continue the Public Hearing to the March 8, 2006 meeting.

Moved by Commissioner Malsin, seconded by Commissioner Muranaka to receive and file additional correspondence and to continue the matter to the March 8, 2006 Commission meeting.

PH-2. Site Plan Review and Vesting Tentative Tract Map for Six Condominium Live/Work Units, 11340 Washington Boulevard.

Moved by Commissioner Tiggs, seconded by Commissioner Malsin, to receive and file the Affidavit and Mailing of Notices.

Sherry Jordan, Senior Planner, gave a brief overview of the project including applicant's proposed amendments to two conditions of approval.

Steve Ross (Director of Planning - Standard Pacific Homes)

- The project is consistent with Culver City and Los Angeles codes.
- Project is burdened by a dated annexation whereby the property straddles the City of Los Angeles and Culver City boundaries.

Moved by Commissioner Malsin, seconded by Commissioner Muranaka, to close the public hearing.

Commissioner Malsin

- Inquired about what conditions are being modified.

Sherry Jordan

Explained the applicant's request to amend two recommended Conditions of Approval. The applicant would like to receive deliveries at 7:00 a.m. This would be in conflict with Condition No. 32 prohibiting deliveries between 7:00 a.m. and 9:00 a.m. The Public Works Department agreed to add "or as determined by the Public Works Director or designee" to the end of the condition but not to change the times as written in the proposed Condition of Approval.

The second request of the applicant concerned the fire rating of the roof structure contained in Condition of Approval No. 38. The Building Official agreed to amend the condition to allow the roof structure within five feet of each two hour rated wall to be one hour rated.

Commissioner Malsin

- Feels it is a good project.

Commissioner Muranaka

- Concurs with Commissioner Malsin.
- Commended all participants for working together with the City of Los Angeles.

Commissioner Tiggs

- Concurred with both Malsin and Muranaka.

Chair Thomas

- Inquired about the parking spaces behind the security gate in the parking garage.

Steve Ross

- All guest spaces will be located outside the security gate. Parking for the residents will be located behind the security gate.

Chair Thomas

Announced that it was time to consider the proposed resolution.

Commissioner Muranaka

- Page 4 – delete the word "it" between lines 13 and 14.
- Page 7 – Condition No. 16 –Add that if available the City Attorney shall review the condominium plans if applicable.

Commissioner Malsin

- Please include the condition that the applicant be required to remove any public noticing signs within a week or ten days

Commissioner Muranaka

- Condition No. 21 – one covenant satisfying both City of Los Angeles and Culver City's requirements should be adequate.

Steve Ross

- It is understood that the staff report for the specific plan exception will include such a requirement to hold the two lots together.
- The requirements by Culver City and Los Angeles to hold the two lots together can be satisfied through a lot tie arrangement.

Thomas Gorham

Recommends we coordinate with the City of Los Angeles so that the covenant would satisfy the requirements for Culver City and Los Angeles.

Chair Thomas and Commissioner Malsin

- Inquired about the amendment to Condition of Approval No. 32.

Sherry Jordan

The amendment would allow the Public Works Department to consider another timeframe for deliveries administratively.

Steve Ross

- All of the dirt hauling will occur from the Beach Avenue side of the project.
- The haul route that has been approved by the City of Los Angeles allows the dirt truck to enter from Glencoe or Redwood, out to Mindanao, and then to the Marina Freeway.
- The majority of the truck traffic would never use Culver City streets.
- Construction materials are most often delivered at the beginning of the work day.

Commissioner Malsin

- Concern is that there would be a substantial number of trucks queued up during rush hour.
- How will Public Works use their discretion?

Thomas Gorham

The proposed language allows flexibility in their discretion.

Commissioner Tiggs

- Does not have problem with the language "or as determined by the Public Works Director" because of the cross jurisdiction.

Commissioner Muranaka

- Agrees with Commissioner Tiggs.

Planning Commission Minutes
January 25, 2006

Chair Thomas

- Inclined to go with the language proposed by staff.

A consensus was reached to amend recommended Conditions of Approval No. 1 (for the Tentative Tract Map) and Condition Nos. 16 and 21 (for the Site Plan Review) as recommended by Commission Muranaka, and Condition Nos. 32 and 38 (for the Site Plan Review) as recommended by staff. A condition would also be added to require removal of the project sign.

Moved by Commissioner Malsin, seconded by Commissioner Tiggs.

C-1. Secretary's Report

Moved by Malsin, second by Muranaka, to approve Secretary's Report.

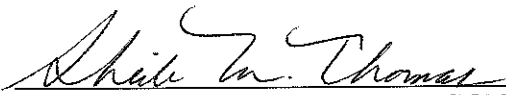
C-2. Approval of Minutes.

Moved by Malsin, seconded by Tiggs, to approve the December 14, 2005 Planning Commission meeting minutes.

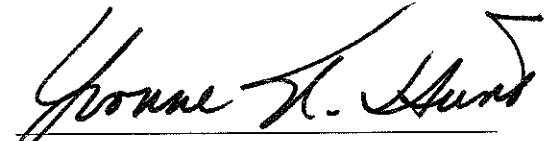
ITEMS FROM STAFF

Thomas Gorham advised the Commission of upcoming meetings and agenda items, and gave an update on the Specific Plan proposed for Washington/National.

Commissioner Tiggs moved, seconded by Commissioner Muranaka and unanimously carried, to adjourn the meeting at 8:40 p.m. to February 22, 2006 at 7:00 p.m. in the Mike Balkman Chambers at City Hall.


SHEILA THOMAS, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

ATTEST:


YVONNE D. HUNT
ADMINISTRATIVE SECRETARY