

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

April 27, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:05 p.m.

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

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Pledge of Allegiance

Joseph Montoya, Associate Planner, led the Pledge of
Allegiance.

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Comments for Items NOT on the Agenda

Chair Smith Frost invited public participation

The following member of the audience addressed the
Commission:

Dmitri Kamar, Culver Automotive, requested clarification
regarding City requirements to sell new cars in conjunction
with used cars.

Thomas Gorham, Planning Manager, discussed the East
Washington Overlay District; general commercial zones; and
the specifics of the overlay.

A discussion ensued between staff and the Commissioners
regarding ways to resolve the issue and processes involved
for a zone change.

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Public Hearing

Item PH-1

Site Plan Review and Tentative Tract Map to allow the development of a seven (7) unit condominium project located at 4139-4145 Duquesne Avenue

Joseph Montoya, Associate Planner, provided a summary of the material of record.

Thomas Gorham, Planning Manager, outlined the process and reported on the status of the item.

A discussion ensued between staff and Commissioners regarding control joints and break away connections; Condition 12; typographical errors and inconsistencies; color renderings; code requirements for guest parking; design guidelines; glare; and average lot coverage.

Chair Smith Frost opened the public hearing.

Dana Sayles, On Duquense LLC, provided a presentation on the proposed project.

Chair Smith Frost invited public participation.

The following members of the audience addressed the Commission:

Catherine Yanda expressed support for the project and the outreach; she discussed the proposed setback and widening of Duquense; front yard size; existing covenants; the design guidelines for Gateway; and she requested that the issue of proposed widening be separated out for an agendaized discussion.

Dan Beck expressed support for the project and questioned when construction would begin and what the next steps in the process would be.

Thomas Gorham, Planning Manager, explained next steps in the process.

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

A discussion ensued between staff and the Commission regarding the possible widening of Duquense; dedications from properties; eminent domain proceedings; clarification that setbacks require the 10-foot strip of land to remain clear whether or not Duquense is widened; equity between the front and back yards; the site plan; reasons for the street widening; concern with setting a precedent; and whether the owners would have sited the building differently if there was not the potential for street widening.

Dana Sayles, On Duquense LLC, discussed the setback and the way the building was sited.

Additional discussion between Commissioners and staff included whether the dedication is required procedurally on other projects; Commission discretion; design guidelines; the cost of not making a decision; prevailing setbacks in the neighborhood; the Circulation Element and the General Plan Update; curbcuts; fencing; rear unit entry; the parking court; hardscaping and landscaping; balcony space; natural light for bathrooms; structural design; wall thickness; air conditioning; the roof deck; roofing materials; drainage; garbage collection; the stair tower roof; roof height; catwalks; definition of the front yards; open access to the front door; the driveway; the quality of the interior space; and providing development of the entry and walkway to the rear four units.

Dana Sayles, On Duquense LLC, discussed site planning; access to rear units; the importance of side by side garages; back-up space; width of the walkway; garage widths; guest parking; space limits; prevailing conditions; driveway locations; the massing plan; lighting issues; the bridge; bathroom light and ventilation; mechanical units and screening requirements; roof paint; gutters and downspouts; the stair tower; efforts to address privacy, security, and street noise; the front yard fences; and the intent to replicate the feeling of the surrounding neighborhood.

Dan Stein discussed the widening of Duquense and effects to the project.

Additional discussion between staff, Commissioners and the speakers included the public element between the front door and the sidewalk; the overlap between public and private

space; the parking court area; design development; permeable surfaces; green guidelines; entry areas; security issues; gates; the relationship of the front yard and the living room; public access; guest parking; on-street parking spaces; development by local residents; and support for the project.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION: ADOPT RESOLUTION 2001-P004 APPROVING SITE PLAN REVIEW SPRP 20111036 AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP NO. 71511.

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Consent Calendar

Item C-1

Secretary's Report

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

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Item C-2

Meeting Minutes

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES FOR FEBRUARY 23, 2011 AND MARCH 3, 2011.

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Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming items and agreed to provide Commissioners with a schedule for the next few months.

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Items from Commissioners

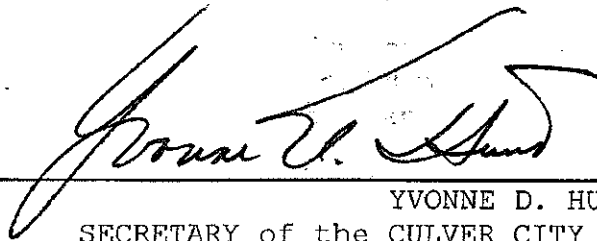
Commissioner Kuechle received clarification regarding the number of meetings held per month, and he discussed communication, notice and scheduling issues.

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Adjournment

There being no further business, at 8:56 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, May 25, 2011, at 7:00 p.m. in the Mike Balkman Council Chambers.

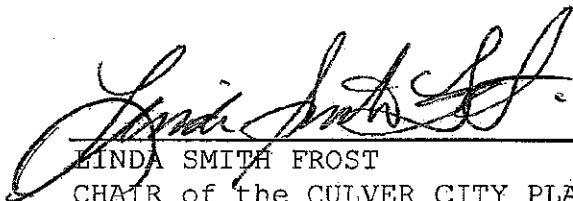
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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

6/22/11



LINDA SMITH FROST
CHAIR of the CULVER CITY PLANNING COMMISSION
City of Culver City, California

6/22/11

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

7-11-11

By:



Ela Valladares
Deputy City Clerk
