

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

April 11, 007
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT Maureen Muranaka, Chair
 Marcus Tiggs, Vice Chair
 David Rockwell, Commissioner
 Andrew Weissman, Commissioner

ABSENT: John Kuechle, Commissioner

ADVISORY PRESENT: Thomas Gorham, Planning Manager
 Heather Burton, Assistant Planner
 Jose Mendivil, Associate Planner
 Joe Pannone, Contract Attorney
 Heather Iker, Deputy City Attorney

CALL TO ORDER

Chair Muranaka called the meeting to order at 7:00 p.m.
The Pledge of Allegiance was led by Joe Pannone.
Roll Call.

PUBLIC COMMENT

None.

PH-1. (Continued Item from March 14, 2007) Conditional Use Permit and Mitigated Negative Declaration for a Union 76 Car Wash and Convenience Market located at 10638 Culver Boulevard (Staff Report: Heather Burton (310) 253-5747).

Heather Burton, Assistant Planner, gave a brief summary of the project.

The following were present to answer questions regarding the project:

1. Morris Pouldar, SMB Corporation (Applicant)
2. Jian Kerendian (Architect)
3. Marlund Hale, acoustical engineer, assured the Commission that the project complies with all Code requirements.

Phil Tangelakis (resident and neighbor of 4100 Keystone Avenue)

- Expressed concerns regarding landscape, that the prohibition on detailing apply to the entire site, noise levels and odor from the carwash on the project site; suggested planting more mature trees.

Motion to close the Public Hearing was moved by Commissioner Weissman, seconded by Vice chair Tiggs. Vote 4-0.

Commissioner Rockwell

- Concerned about the noise levels and had an extensive review with the noise engineer regarding that issue.
- Raised the question regarding car queuing at the carwash and/or vacuum areas and the responsibilities of the onsite attendant.

Commissioner Weissman

- Congratulated the applicant and residents for working together.
- Concerns include noise and queuing
- Suggested maintaining jurisdiction on noise, revocation and follow up.
- Concerned that required Cajuput trees be provided at 36" box size.

Vice Chair Tiggs

- Agreed with periodic testing on noise levels.
- Supports the project.

Chair Muranaka

- Stated this was a good example of public participation in the planning process.

Following review and discussion of the Resolution, a motion to adopt the Mitigated Negative Declaration and Conditional Use Permit, as amended was moved by Commissioner Rockwell, and seconded by Commissioner Weissman. Motion passed 4-0.

PH-2. Administrative Use Permit, Site Plan Review, Tentative Tract Map and Mitigated Negative Declaration for a Mixed Use Project located at 13365 Washington Boulevard

Jose Mendivil gave a brief summary of the project.

Brian Poliquin, AIA (applicant) was present to address questions.

Public speakers were as follows:

- Mary Fraser
- Ian Fraser
- Kevin Read
- Jerry Overland
- Chrys Balis
- Rama Chavy
- Edmundo Gonzalez
- Richard Davenport

Concerns from the community included:

- Traffic congestion (suggesting speed bumps) at Glencoe and Walgrove
- Tandem parking at the project site
- Converting street to one-way
- Suggested impact study be conducted as the project proceeds
- Requested traffic study be conducted on the weekend

Jose Mendivil stated that the traffic study was reviewed by engineering staff and deemed the study to be adequate.

Commissioner Rockwell

- Concerned about traffic control in relation to tolerable increase in traffic
- Tandem parking and viable alternatives
- Accuracy & applicability of the parking conducted prior to the construction of the Costco development (10 years ago)
- Possibility of a traffic study on days and times suggested by the residents of the project area

Vice Chair Tiggs

- Concerned about the width of the alley and access into the project's parking area.
- Parking problems in the neighborhood.
- Inquired about the speed bump installation process as it relates to the Planning Commission
- Location of loading

Commissioner Weissman

- Raised the issue of the feasibility of mandatory resident use of tandem parking
- Concerned about the impacts of increased traffic and shortage of parking spaces on the proposed project site and neighborhood.
- Inquired about the possibility of conducting a parking study
- Asked about the possibility of having the applicant fund the traffic or parking study
- Questioned to what extent should pre-existing conditions be considered when the Commission is evaluating a project.

Joe Pannone responded by stating that the applicant can be required to do so only in the event that the study is warranted due to an impact by the proposed project.

Chair Muranaka

- Stated that the problems raised by residents regarding traffic and parking are in fact pre-existing conditions.
- Conditions requested by the residents cannot be imposed if there is no nexus between the project and the conditions.

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- Questioned the use of the alley for the sole means of ingress and egress; should be investigated and a condition added to not allow any parking or loading/unloading in the alley.
- Asked about the possible outcome if the Commission rejected the previous traffic study.
- Inquired about the issue of cumulative impacts.
- Suggested that if the Commissioners are not satisfied with the traffic study, could request a continuance of the matter until a new study was prepared.

Motion to reopen the public hearing was moved by Commissioner Weissman, seconded by Tiggs. Vote 4-0.

Ira Fraser raised the issues regarding

- Speed bumps
- Traffic congestion

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

Commissioner Rockwell

These issues should be addressed:

- Traffic study should be re-done on the weekend
- Controls over the activities in the alley

Commissioner Tiggs

- Focus on the alley; the alley will be the nexus of the problems

Commissioner Weissman

- Does not feel there is adequate information to deal with the issues raised.
- Not clear as to the nature of the pre-existing conditions and needs further data on the subject.
- Supports a referral back or further information.

Chair Muranaka

- Need to investigate cumulative impacts .
- Need a better clarification regarding "no impact" of the trips generated.
- Tandem parking was approved by the City Council.
- Cannot demand another parking study from the applicant because the project does meet Code standards.
- Suggested that staff should provide a more focused study of the alley, trip generation.

Motion to direct staff to address issues raised by the Commission and continue the item to a date uncertain was moved by Commissioner Rockwell, seconded by Commissioner Weissman.
Motion carried 4-0.

Motion to approve Secretary's Report was moved by Commissioner Weissman, seconded by Vice Chair Tiggs.

Thomas Gorham gave an update of future Planning Commission meetings.

Commissioner Weissman stated that his absence at the Joint Presentation between the City Council and Planning Commission on the Specific Plan was because he has a conflict of interest with the project.

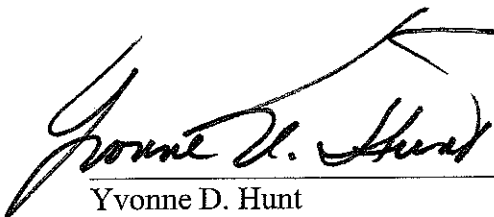
Commissioner Rockwell suggested that items of a questionable nature (such as code enforcement, pre-existing conditions, traffic and tandem parking studies, etc) should be agendized and discussed at one of the Planning Commission meetings.

Chair Muranaka concurred with this recommendation and suggested it be agendized as soon as possible.

A consensus was reached between staff and the Commission to put these items on the agenda for the meeting of May 9, 2007.

~~Motion to adjourn to the April 25, 2007 presentation meeting was moved by Commissioner Weissman, seconded by Vice Chair Tiggs. Vote 4-0.~~

Meeting was adjourned at 10:20 p.m.



Yvonne D. Hunt
Administrative Secretary

Maureen Muranaka, Chairperson
City of Culver City
Planning Commission