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

February 23, 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

Thomas Gorham, Planning Manager, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

None.

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Action Items

Item A-1

Standard Conditions of Approval

Thomas Gorham, Planning Manager, provided background on the item and discussed comments, additions and corrections to the document.

A discussion ensued between staff and the Commission regarding various typos; references to the Municipal Code; additional changes to conditions; wording changes to the list of As Determined and Approved by; clarification that codes can be enforced as adopted and incorporated by reference into the City code; changes to the resolution adopting the conditions; changes to clarify the process for revising the conditions; clarification regarding who would make the changes to the construction traffic management plan; drilling vs. pounding; incorporating changes to conditions for the next project; the vector pest control abatement plan; clarification that not every condition applies to every project; concern with the imposition of unnecessary conditions; the preliminary project review; the definition of trash and litter and defining the cleanliness of job sites; adjustments to language regarding the permitting process and location for construction dumpsters; the frequency of placing dumpsters in the street; construction equipment and exhaust mufflers; acceptable decibel levels and noise standards; noise regulations in the City; a suggestion to list specific citations from the municipal code; special parking permits; strict truck restrictions on the public right of way; requirements to stage in Los Angeles; allowing the applicant to make a case if a situation arises rather than modifying the standard condition and having to restrict it further later; the process for approving modifications to the project; temporary certificates of occupancy; concerns that the conditions could be seen as onerous; and clarification on the process for the preliminary review.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED TO ADOPT THE REVISED STANDARD CONDITIONS OF APPROVAL.

Chair Smith Frost thanked staff and Commissioner Kuechle for their work on the project.

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Public Hearing

Item PH-1

Conditional Use Permit to allow the operation of a 1,280 square foot vehicle repair shop located at 11304 Culver Boulevard

Thomas Gorham, Planning Manager, provided a summary of the material of record.

A discussion ensued between staff and the Commission regarding light fixtures; hours of operation; construction start hours for weekends; lube and oil vs. repair shops; the increased dimension of the burm; moving the garbage enclosure to the west; the lighting plan; adding a green screen to the landscaping plan; and having a wall vs. open space.

Chair Smith Frost opened the public hearing.

The following member of the audience addressed the Commission:

Erika Skeie, Fiedler Group, discussed the hours of operation; lighting features; the current site plan; the wall; and acceptance of the conditions.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED TO CLOSE THE PUBLIC HEARING.

Additional discussion ensued between staff and Commissioners regarding appreciation to the applicant for improving the plan; confirmation that conforming changes will be made to the document; a request to return to the previous system of highlighting changes made; concern with not allowing Commissioners enough time to review documents; concern with public notice for the item; apologies for the incorrect document being attached to the notification; clarification that normal practice is not to send anything out for a continued hearing; differences in notice for continuing to a date certain vs. setting a new meeting date; costs for mailing out notices; emailing updated public hearing notices; concern with fencing in the property; keeping the area open visually; limiting onsite parking overnight and enforcement; concern with weekend hours; setting hours to mirror construction hours; neighbor support for the fence; support for a fence as a security feature; increasing the burm size; support for the ability to see through the fence; strengthening parking language; a condition to create a burm on Sawtelle by moving the trash enclosure and moving the fence toward the back; adding an organic element to the lacey fence to further screen the cars; placing the building in the front and the cars in the back; different plant suggestions for greening of the screen fence; the parking lot surface; the practicality of limiting the ability of overnight parking; and widening the Sawtelle landscape.

Thomas Gorham, Planning Manager, summarized agreed upon changes including special conditions distributed to Commissioners in the handout; conditions consistent with construction hours in the City; a condition to require the Sawtelle Boulevard landscaping to be increased to 12 feet by relocation of the trash enclosure to proposed parking space number 1; having the landscape area include a burm similar to the Culver Boulevard landscaping with a fence in the back; and limited use of growing vines on the fence.

Additional discussion between staff and the Commission followed regarding adding a limited amount of green coverage to the fence and limiting weekend hours.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPROVE THE APPLICATION WITH THE STAFF CONDITIONS AND SPECIFIED CONDITIONS OF APPROVAL.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION BASED ON THE INITIAL STUDY FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY COMMISSIONER TIGGS, 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 PLESKOW, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION APPROVE THE MEETING MINUTES OF JANUARY 12, 2011.

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Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming agenda items and proposed a Commission meeting on March 15, 2011 to accommodate CEQA timing issues with the Tilden Terrace project.

A discussion ensued between staff and the Commission regarding scheduling; the density bonus request; the site plan review; a request to receive information early; and funding issues that necessitate fast tracking the project.

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Items from Commissioners

Chair Smith Frost thanked the USC students in attendance.

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Adjournment

There being no further business, at 8:41 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Tuesday, March 15, 2011, at 7:00 p.m. in the Mike Balkman Council Chambers.

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Yvonne D. Hunt

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED 04/27/11

LINDA SMITH FROST

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

4-28-11
Date

By: Ela Valladares
Ela Valladares
Deputy City Clerk