

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

May 12, 2010
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at
7:00 p.m.

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

o0o

Pledge of Allegiance

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

o0o

Comments for Items NOT on the Agenda

Nona.

o0o

Items are listed in the order considered.

Item PH-2

**Tentative Tract Map for property located at 13340 Washington
Boulevard**

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

Chair Kuechle invited public participation.

No speakers came forward.

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

Discussion between staff and the Commission included: a disconnect between the rendering and the live/work designation; the number of employees allowed for the designation; parking requirements; concern that certain information was not provided; and a suggestion to change the wording of the resolution to better reflect the actions of the Commission.

MOVED BY COMMISSIONER WYANT, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED TO APPROVE AND RECOMMEND TO THE CITY COUNCIL CONDITIONAL APPROVAL OF TENTATIVE TRACT MAP TTM P-2010028, SUBJECT TO THE CONDITIONS OF APPROVALS AS OUTLINED IN RESOLUTION NO. 2010-P003 (ATTACHMENT NO. 1).

oOo

PUBLIC HEARINGS

Item PH-1

Zoning Code Amendment ZCA P-2009183 to amend the Culver City Municipal Code to reduce building height and increase setback requirements in the commercial zones to address issues of compatibility with abutting residential zones

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

Discussion between staff and the Commission included: the initiation of the application and notice period for Zoning Code Amendments; the budget adoption process; the adopted work plan; the IL and IG zones; setbacks; entitlements; economic impacts; the mixed use ordinance; the zoning envelope; flexibility of design; setbacks vs. height; privacy for abutting residential properties; the tipping point; lease-able area; the commercial zero setback overlay; ordinances creating patterns over the course of time; City discretion regarding the five-foot setback; increased building articulation; a process that allows for variation; rear and mandated setbacks; the TOD area; terraced areas and open space; public input; community benefits; providing certainty to the process; the 9900 project as a driver of some of the changes; elevation at the rear of the 9900 project; the 60 degree clear zone currently in place; concrete examples; transitional lots; and a suggestion to clarify in the diagram that there are no restrictions on a second lot over and above everything else.

Chair Kuechle invited public participation.

The following members of the audience addressed the Commission:

Saul Saulkin expressed concern with property values and wanted properties on Washington Boulevard from Glencoe on the east and Del Rey on the west to be exempt.

Sol Blumenfeld, Community Development Director, clarified that Mr. Saulkin owned a split lot property on the western side of the City and his property would be exempt from the process.

Thomas Gorham, Planning Manager, read a written comment from:

Julie Lugo Cerra

Steve Rose, Chamber of Commerce, felt the proposed amendment was a step in the right direction and he agreed with comments from Commissioner Pleskow regarding setbacks on the street side noting that while there could be negative economic impact, the permitting process would be expedited.

MOVED BY VICE CHAIR SMITH FROST, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED TO CLOSE THE PUBLIC HEARING.

Discussion between staff and the Commission included: concern regarding the economic impact of the proposed amendment and the amount of square footage lost; mixed use changes and issues; the importance of facilitating the approval process; avoiding controversy between homeowners and commercial developers; concern with favoring non-mixed use development over other types of development; treating all commercial development the same; concern that the terraces will not be used and a suggestion to encourage usage as greenspace; support for simplifying the process; community benefit; architectural styles; compatibility with abutting areas; different standards for non-mixed use development vs. mixed use; the 60 degree clear zone; consistency; the five-foot setback; providing options to articulate the rear sections and requiring developers to be accountable for that; discretionary review; subjective guidelines; corner lots vs. mid-block lots; setbacks adjacent to residential; the maximum building envelope; the four-sided architecture requirement in the mixed use ordinance; the intent of the five-foot setback and the importance of diversity; addressing the canyon effect; street

medians; the affect of the market on development; commercial vs. mixed use projects; using extra caution to regulate commercial projects; development limitations; costs involved vs. benefits; whether the 9900 Culver project and other previous projects would have met the new requirements; the tipping point; residual effects on the leaseable areas and taxes not collected; property values; the amount of certainty for the developer; increasing buy in; outreach efforts; the importance of establishing clear parameters; articulated setbacks; whether there is a community consensus for change; privacy issues; providing more protection for the neighbors; whether the public understands the changes; concern with reducing the height of what can be built in 85% of the City and hurting development; discouraging mixed use; quantifying the GLA; basing decisions on more than economic effect; variations in the amount of development and tax revenue; multi-use vs. mixed use; the importance of different building types; the tax structure of the City; the differing burden created for the City with mixed use vs. commercial; quantifying mixed use; concern with inconsistencies between different types of development; redistribution of massing and lot massing; increasing the height limits; and a suggestion to defer action and get more information.

Commissioners discussed additional information they wanted to see including: an economic spreadsheet; whether recently approved projects would qualify under the proposed guidelines; the property tax discrepancy between Culver City and the rest of the state; and general answers as to how much potential square footage the City would lose if the guidelines are approved.

Sol Blumenfeld, Community Development Director, described the process to provide theoretical information on how much square footage could be lost with the proposed amendment.

Additional discussion between staff and the Commission included: agreement to accept order of magnitude numbers; the five-foot setback at the front; how much the five-foot setback would offset the problem; commercial lots adjoining residential lots in Los Angeles with a 40-foot height limit; a suggestion to clarify the definition of residential lots; exceptions and exemptions; the current mixed use ordinance; split lot jurisdiction; efforts to reduce arbitrary-ness; basing development on build-ability rather than what is on the site; timing issues; and direction to investigate adjacency with buildings that exceed 30 feet in Los Angeles.

MOVED BY COMMISSIONER TIGGS, SECONDED BY COMMISSIONER PLESKOW AND UNANIMOUSLY CARRIED TO CONTINUE THE PUBLIC HEARING TO JUNE 9, 2010.

o0o

Item A-1

Zoning Code Amendment ZCA P-2009069 and Negative Declaration to amend the Culver City Municipal Code to allow for the expansion of existing private schools located in the Industrial General zone subject to approval of a modification to an existing Conditional Use Permit

Commissioner Pleskow recused himself and exited Council Chambers.

MOVED BY COMMISSIONER WYANT AND SECONDED BY VICE CHAIR SMITH FROST TO APPROVE AND ADOPT THE RESOLUTION, RECOMMENDING THE NEGATIVE DECLARATION AND INITIAL STUDY NOT BE APPROVED AND THE TEXT AMENDMENT BE DENIED.

The motion carried by the following vote:

AYES: Kuechle, Smith Frost, Wyant
NOES: Tiggs
RECUSED: Pleskow

Commissioner Pleskow returned to Council Chambers.

o0o

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.

o0o

Item C-2

Meeting Minutes

MOVED BY COMMISSIONER WYANT AND SECONDED BY COMMISSIONER TIGGS
TO APPROVE THE MEETING MINUTES OF MARCH 24, 2010.

AYES: Kuechle, Pleskow, Tiggs, Wyant
NOES: None
ABSTAIN: Smith Frost

o0o

Items from Staff

Thomas Gorham, Planning Manager, announced that Sherry Jordan
was retiring after 30 years with the City.

o0o

Items from Commissioners

Chair Kuechle discussed the email from Julie Lugo Cerra and
received clarification that her recommendations would be
covered by the standard form resolution language.

Sol Blumenfeld, Community Development Director, indicated that
staff would bring the item back in July and he noted that the
actual standard conditions would go to the Council.

Chair Kuechle asked that the information be distributed as
early as possible as it is technical.

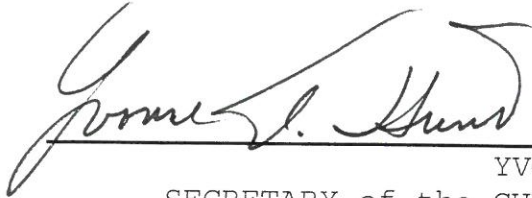
o0o

Adjournment

There being no further business, at 9:48 p.m. the Culver City
Planning Commission adjourned to the next regular

meeting on Wednesday, June 9, 2010, at 7:00 p.m. in the
Mike Balkman Council Chambers.

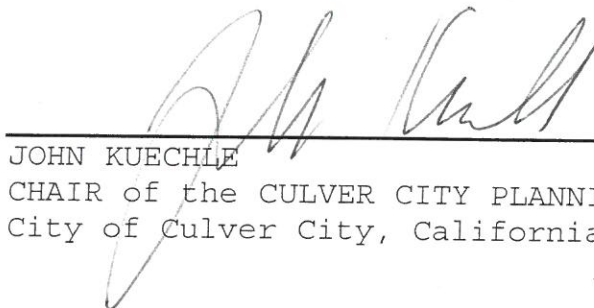
o o o



10/27/10

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____



10/27/10

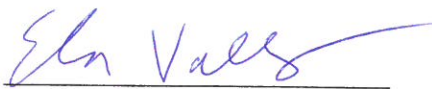
JOHN KUECHLE
CHAIR of the CULVER CITY PLANNING COMMISSION
City of Culver City, California

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

10-28-10

Date

By: 

Ela Valladares
Deputy City Clerk

30160150 11 3:53