

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

February 13, 2008
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Linda Smith, Commissioner

Absent: Andrew Weissman, Commissioner
(Excused)

Staff Present:

Susan Yun, Senior Planner
Heather Baker, Deputy City Attorney
Joseph Montoya, Associate Planner

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Pledge of Allegiance

The Pledge of Allegiance was led by Heather Baker.

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PUBLIC COMMENT (Items Not on the Agenda)

Jennifer Edwards

- Concerned about the proposed 4-story building in the Hayden Tract; the height and appearance are inconsistent with the other properties in the area.

PH-1. Site Plan Review and Tentative Tract Map for a new Six Unit Residential Condominium Project located at 4227 Ince Boulevard.

Chair Tiggs recused himself from this item.
Vice Chair Rockwell presided over the meeting.

Joseph Montoya gave a brief summary of the project.

Present for the applicant:

- Brook Kaufman (Property Owner)

- Anthony Boza (Attorney)
- Virgil McDowell (Architect)

Heather Baker advised the Commission that a 3-0 vote would be necessary to approve or deny the item due to the presence of only three Commissioners. A 2-1 vote would be required to continue the item to another meeting.

Question was raised whether the bylaws of the Commission were created by the City Council or the Planning Commission.

Heather Baker explained the bylaws can be written by the Planning Commission, but would have to be approved by the City Council.

COMMISSIONER COMMENTS:

Commissioner Smith Frost:

- Asked for clarification of whether the strip of land where the wall is located would be a part of the project.
- Inquired whether the parking space requirement would be different if the property was re-zoned for one lot as opposed to three.
- Hours of construction are excessive; suggested 8-6 Monday-Friday; 9-6 Saturday; no construction on Sunday.
- Stated that project is consistent with the Zoning Code and would approve the project.

Vice Chair Rockwell:

- Questioned whether any consideration had been given to two lots as opposed to three and subterranean parking.
- Stated that larger rooms would have been desirable.
- Supports the project but not without sufficient information regarding actual project appearance.

Commissioner Kuechle:

- Felt the staff report and information regarding the subdivision was insufficient.

- Questioned where the subdivision ordinance is located in the Code and where the findings for a subdivision are stated.

Heather Baker informed the Commission that the ordinance is in Section 15.10.265

- Inquired about the average size of properties in the project area to use as a comparison to justify compatibility of this project with the area.
- Questioned whether the General Plan allows for six units on this parcel; requested documentation.
- Inquired how much parking would be required for the six units.
- Questioned whether the Planning Commission is obligated to approve projects if findings for a subdivision are met.
- Inquired whether applicant would be willing to post a bond (in regards to adjacent neighbor wall issue) to ensure compliance if the project were approved.
- Cannot approve the project due to the number of changes presented the Commission this evening.
- Has concerns regarding the appearance and compatibility to the other properties in the area.
- Requested a more sufficient material board.
- Suggested more guest parking spaces.

Applicant will have to provide substantiation for the following:

- Elevations;
- Articulations;
- Comparisons to neighboring properties;
- Sufficient materials board; and
- Guest parking configuration

Motion to continue this item to the March 12, 2008 meeting was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost. **Vote 3-0.**

Consent Calendar

Item C-1

Secretary's Report

That the Planning Commission approve the Secretary's Report was moved by Commissioner Kuechle, seconded by Vice Chair Rockwell.

Item C-2

Minutes of January 9, 2008 was continued to the February 27, 2008 meeting. Vote 4-0.

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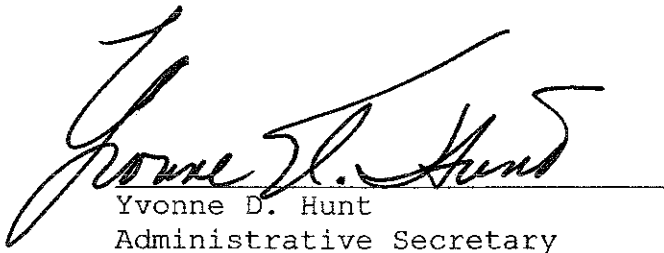
ITEMS FROM STAFF

Susan Yun, Senior Planner, announced the following:
The next Planning Commission meeting will be February 27, 2008 to discuss the Final EIR for the Entrada Project.

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Adjournment

There being no further business, at 8:30 P.M., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on February 27, 2008.



Yvonne D. Hunt
Administrative Secretary



David Rockwell, Vice Chair
City of Culver City
Planning Commission