

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

June 13, 2007
7:00 p.m.
Mike Balkman Council Chambers

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

ADVISORY PRESENT: Thomas Gorham, Planning Manager
 Joe Pannone, Contract Attorney
 Heather Iker, Deputy City Attorney
 Jerry Fulwood, City Manager
 Martin Cole, Assistant City Manager

CALL TO ORDER

Chair Muranaka called the meeting to order at 7:06 p.m.
The Pledge of Allegiance was led by Martin Cole.
Roll Call.

PRESENTATION

Jerry Fulwood, City Manager and Martin Cole, Assistant City Manager gave a presentation related to the facilitation meetings and recently adopted City Council policy related to the City's Commissions. Key issues discussed included:

- Minute process and format
- Policy issues
- General role of the Commissioners
- Commissioner's code of conduct
- Commission interaction with City Council
- Commissioner interaction with City staff
- Commissioner Training/orientation

Commission concerns and questions related to the presentation included:

- Need clarification of what is meant by "minor" and major" misconduct
- The role of the City Council liaison to the Commission

P-2. Presentation of Brown Act Regulations – Removed from the agenda due to upcoming Commissioner training sessions.

DISCUSSION

1. Discussion of Resolution for Conditional Use Permit and Mitigated Negative Declaration for a Carwash and Convenience Store located at 10332 Culver Boulevard.

Commission concerns:

- The validity of the resolution with respect to the findings
- Suggested modifying the language on Line 26 to "including" the findings.

Commission voted 5-0 to finalize the resolution with modified language.

2. Discussion and Consideration of Possible Recommendations to the City Council regarding Intensity and Density of Uses, Parking, Traffic, Administrative Reviews and moratoria.

Public Speakers:

- Greg Reitz
- Jennifer Ryba
- Loni Anderson
- Jon Andersen-Miller
- John Walker
- Linda Forest (comments read into the records regarding height limits)

Public concerns:

- Magnitude of the Champion project along Sepulveda Boulevard
- High cost of business leases
- City should encourage small businesses and preserve the 'quality of life'
- Community should have regular interaction with the Commission
- Take environment and sustainability into consideration when adopting ordinances regarding mixed use and include experts in decision-making
- City should regulate the size of mixed use projects
- Lower the height limits and density
- Provide a 'buffer' zone between single family residences and high density areas
- Reduce the 65-unit per acre density provision
- Traffic mitigations needed
- Projects should have architectural appropriateness (re-establish the Architectural Review Board)

COMMISSION COMMENTS

Mixed Use

- Requested summary of what led to the decision to adopt the mixed-use ordinance
- Relationship of tandem parking and mixed-use developments
- Rationale of 65-units per acre as a 'matter of right'
- Recommending reconsidering 30 unit as "right"; any additional units would require a discretionary act
- Asked what the five elements for findings are and how much discretion does the Commission have with regard to the findings
- Questioned how many properties have been completed since the adoption of the mixed use ordinance.
- Recommends further study regarding density and inquired as to length of time needed to complete density studies
- Suggested field trips to or presentations of projects completed with similar density and compatibility
- Inquired whether current projects would be governed by the prior ordinances in the event of a change

Traffic Impact Thresholds

- Projects are only required to provide mitigation if they already have an E or F rating; what is required is a threshold that systematically decreases as the traffic volume increases from D to E to F.
- Need to redefine threshold that is more stringent as the traffic load increases
- Need to account for cumulative growth; for example, one element in the definition of a new threshold must be the total cumulative growth over the past 3 to 5 years, independent of any single project
- Develop City fund, which is paid for by projects and is used solely for traffic mitigation
- Consider renaming the development impact fees
- Consider imposing a fee on multi-family projects
- Traffic studies should include a realistic standard deviation on any numerical estimates
- Customizations of general traffic load figures derived from the ITE Manual or other similar source should be identified and justified in traffic studies relating to each project
- Do a comparison of projected vs. actual traffic changes after each project is completed and the resultant traffic patterns have been established
- Traffic studies should be reviewed by the City Engineer

Tandem Parking

- Suggested conducting a study of actual resident use of tandem parking

Architectural Review

- Suggested developing design guidelines
- Feasibility of more public participation in the process
- Avenues open to residents who feel ordinances are not being enforced
- Update of standard conditions

Administrative Reviews

- Development of standards related to appeals and Administrative Reviews

After the discussion, the following five action items were noted:

1. Reduction in density in mixed use projects
2. Review and update of traffic impact guidelines
3. Consider adding standard deviation from ITE
4. Conduct formal investigation of tandem parking
5. Appeal to City Council for approval of guidelines regarding architectural review

CONSENT CALENDAR

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

Motion to approve the Minutes of May 23, 2007 was moved by Commissioner Weissman, seconded by Vice Chair Tiggs.

ITEMS FROM STAFF

Thomas Gorham introduced the new Planning Commission, Linda Smith-Frost, who will be seated at the July 11, 2007 meeting. Mr. Gorham also gave the following planned agenda items for the upcoming meetings:

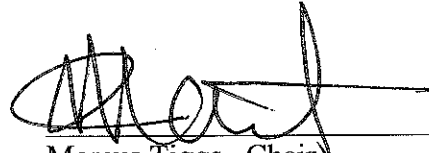
- *June 27- Madison two-unit condominium project*
- *July 11, 2007 - Reorganization of Planning Commission and election of officers and committees; CUP for Star Prep Academy*
- *July 25, 2007- Washington/Glencoe; Washington/Centinela*

Planning Commission Minutes

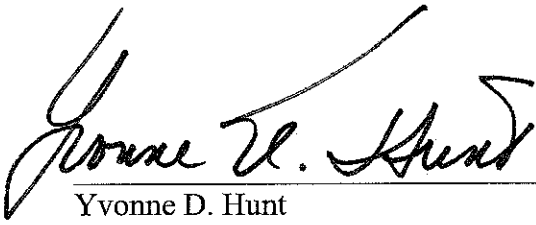
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Motion to adjourn was moved by Commissioner Rockwell, seconded by Vice Chair Tiggs. The meeting was adjourned at 9:40 p.m.

A handwritten signature in black ink, appearing to read 'Marcus Tiggs', written over a horizontal line.

Marcus Tiggs, Chair
Planning Commission
City of Culver City

A handwritten signature in black ink, appearing to read 'Yvonne D. Hunt', written over a horizontal line.

Yvonne D. Hunt
Administrative Secretary