

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

March 3, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:03 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

Sol Blumenfeld, Redevelopment Director, led the Pledge of
Allegiance.

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Comments for Items NOT on the Agenda

None.

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Public Hearing

Item PH-1

**Site Plan Review, Administrative Modification, and Density
and Other Bonus Incentives to allow the development of a 3-
story mixed-use building with 10,700 square feet of
commercial space and 33 residential units located at 11042-
11056 Washington Boulevard**

Sol Blumenfeld, Redevelopment Director, provided background
on the item.

Susan Yun, Senior Planner, provided a summary of the
material of record and reported distributing written
comments received in response to the project.

Tevis Barnes, Housing Administrator, discussed the Regional Housing Needs Assessment (RHNA), the Comprehensive Housing Strategy, and affordability.

Mary Silverstein, Los Angeles Housing Partnership, provided background on the organization; discussed developments currently underway; green building; why they chose Culver City; and the history of the project.

Janis Sales, Sales Consulting Group, discussed their work on the project; outreach efforts; entitlements; community meetings; neighborhood concerns; project components and design; and the edge conditions.

Chair Smith Frost opened the public hearing.

The following members of the audience addressed the Planning Commission:

Michael McGowan, landscape architect for the project, summarized the main concepts of the landscape design.

David Von Cannon reported concerns with the initial concept; discussed traffic and parking issues; community meetings; proposed mitigations; support for the current design; and concerns with construction logistics.

Eric Akutagawa echoed the previous speakers' comments; noted that despite some concerns he supported the project; and he reported a major concern with speeding southbound on Tilden Avenue.

Susan Hoyt reiterated comments from previous speakers and expressed concerns with the construction process and the impact of 60-100 new residents on traffic and parking issues.

George Marsh discussed issues with previous developments; the redesign of the intersection of Tilden and Washington; changes to on street parking restrictions; he thanked staff and Mary Silverstein for their efforts; and he expressed support for the project.

Carlos Gutierrez reported concerns with density increases and traffic issues; the effects to surrounding rents and potential limits on future development of surrounding properties; and latchkey children.

Johanna Glee expressed appreciation for the adjustments made to the design; discussed the need for affordable housing in the City; the shortage of available apartments in the City; economic integration; she expressed support for the project; she complimented the developer for reducing the density to accommodate the concerns of residents; felt the development was over parked; and she asserted that the development would be a catalyst for the neighborhood.

Yvonne Hunt, Administrative Secretary, read a written comment submitted by:

John Derevlany

Chair Smith Frost explained that after the Commission discussed the item the public hearing would be continued to March 15, 2011 which would afford another opportunity for the Commission to take public comment.

MOVED BY COMMISSIONER PLESKOW, SECONDED BY COMMISSIONER WYANT, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

A discussion ensued between staff and the Commission regarding appreciation for the project; improvements to the intersection; the support of many neighbors and the spread of the business district; complying with the RHNA; traffic and parking issues; addressing speeding issues; parking allotment per apartment and size of the unit; bicycle parking; community green spaces; the high speed design access point; the computer lab; the onsite resident manager; business signage; landscaping; streetscape work; parking pay stations; traffic counts and mitigations; pocket lengths and volume; islands, left turns and street width; the redesign of the intersection; increases to storage; loading areas; alley use and maintenance; trash collection; and non-resident use of the amenities.

Arthur Kassen, Traffic Consulting Engineer, clarified that the traffic study concentrated on peak hours and did not assign any extra traffic for the use of amenities as amenities were meant for tenants and people in the immediate area who would walk to the site.

March 3, 2011

Mary Silverstein, Los Angeles Housing Partnership, clarified that amenities would be open to tenants and those in the immediate neighborhood but were not intended to be a destination.

Additional discussion ensued between staff, the Commission and the applicant regarding tax increment generated by the project; typical rates for very low rents; who sets the rents; the covenant on affordability; the density bonus incentive request; affordability issues and consideration of the project; compliments for the completeness of the work on the project; standard conditions; density; construction hours; the loss of street parking and compensation for that loss; location of the trash room; the corner cut view; design of the units; concern regarding furnishing the living areas; the material palette; and maintenance.

Steve Albert, Albert Group Architects, discussed different types of materials used; maintenance; execution; acknowledgement of the importance of details; and the weathering of materials over time.

Further discussion between the Commission, staff and the applicant ensued regarding the timeline for streetscape improvements; the affordability component; density bonus requirements; and maintenance of the alley.

MOVED BY COMMISSIONER TIGGS, SECONDED BY COMMISSIONER WYANT, AND UNANIMOUSLY CARRIED TO CONTINUE THE PUBLIC HEARING TO MARCH 15, 2011 FOR THE PURPOSE OF TAKING ACTION ON THE MITIGATED NEGATIVE DECLARATION AND THE PROPOSED RESOLUTION.

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER PLESKOW, 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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Items from Staff

None.

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Items from Commissioners

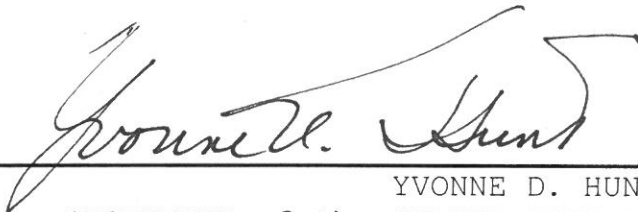
None.

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Adjournment

There being no further business, at 9:19 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
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
