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

September 10, 2008
7:00 P.M.

Call to Order & Roll Call

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

Staff Present:

Thomas Gorham,	Planning Manager
Sherry Jordan	Senior Planner
Heather Baker,	Assistant City Attorney
Barry Kurtz,	City Traffic Consultant

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Pledge of Allegiance

The Pledge of Allegiance was led by Barry Kurtz.

Items Not on the Agenda

None

PUBLIC HEARING

PH-1 Site Plan Review, Administrative Use Permit, and Mitigated Negative Declaration for the Construction of an 113,463 GSF Office Complex with Tandem Parking located at 9919 Jefferson Boulevard.

Sherry Jordan gave a brief summary of the project.

Present for the Applicant:

David Jordan	Executive Vice President
Tom Ball	Traffic Consultant
Charles Elliott	Architect

PUBLIC SPEAKERS

Arthur Kassan

- Resident of Raintree.
- Feels there are inadequate left turn lanes.
- There is no room for large trucks to turn around.
- Applicant met with residents only one time.

Cary Anderson

- Presented DVD depicting the existing parking problems in the area.

COMMENTS FROM COMMISSIONERS:

Vice Chair Kuechle:

- Concerned about the increased traffic and insufficient parking resulting from the West LA College expansion
- Suggested a condition of approval be added to require the Planning Manager to periodically monitor the need for a parking attendant at the project site.
- Stated the developer should be required to locate alternate parking as opposed to reducing the parking spaces already in existence.

Commissioner Tiggs:

- Asked if the bollards will be mechanically or manually retractable. Asked how many vehicles can queue in the left turn lane going into the property, and if the pocket can be extended to accommodate more vehicles.
- Asked if the traffic signal at the project site will be synchronized with the other signals, and how will the resultant loss of street parking spaces affect disabled parking in front of the skate park.
- Supports the project, feels it meets the Design for Development (DFD) for Jefferson Boulevard and will increase employment opportunities in the area.
- Suggested having an on-site parking attendant.

Commissioner Smith Frost:

- Asked what the proposed parking fees would be for NPR after construction, if the cost would be borne by the company or the employees.
- Does not believe parking will be a problem because project will add parking spaces to the area thus providing parking for employees who have been parking on the street.
- Does not feel that a hypothetical future expansion of West LA College should affect the approval of this project.
- Appreciates the applicant's community outreach.
- Supports the project, its high-tech design would be an improvement to the area.

Commissioner Pleskow:

- Expressed concerned about the landscaping along the Ballona Creek, the intention of the landscaping, and onsite paving.
- Inquired if the street trees (species) selected will have to be coordinated with the City.
- Asked if the façade panel lights would include a feature that would provide focus on them at night, if there is a "daylight" provision in the middle of the building, and if the restaurant at the property site could possibly remain open after regular business hours.
- Stated that applicant should not be held responsible for future problems related to the West LA College expansion.
- Stated that an on-site attendant would alleviate tandem parking and delivery truck traffic problems, and that a condition of approval should be added to increase the left turn pocket.
- Suggested vegetating the core of the building.
- Supports the project.

Chair Rockwell:

- Concerned about the validity of the traffic study in regard to the expansion of West LA College.
- Concerned about the loss of street parking spaces; and the left turn pocket. Asked if the City would replace the street parking spaces that will be lost as a result of the project.
- Inquired about the applicant's efforts to meet with residents.

- Asked what the estimated cost would be to add a sidewalk to accommodate additional parking spaces on Duquesne.

Heather Baker informed the Commission that the Planning Director and Public Work Department would have the authority to make the final decision regarding replacement of the street parking spaces.

Summary of additional conditions of approved suggested:

- Parking attendant(s) for tandem parking and loading circulation shall be required.
- Extend left turn pocket into site to provide for the maximum amount to vehicle storage.
- Landscaping or other treatment shall be added to the plain masonry wall along the northerly property line.
- Applicant shall work with City staff to replace the street parking spaces that will be removed.
- Only parking beyond the code required amount may be leased to off-site users.

Motion to approve the Mitigated Negative Declaration, Site Plan Review and Administrative Use Permit, as amended was moved by Vice Chair Kuechle, seconded by Commissioner Tiggs. **Vote 5-0.**

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C-1 Secretary's Report

Motion to approve the Secretary's Report was moved by Commissioner Tiggs, seconded by Commissioner Smith Frost. **Vote 5-0.**

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ITEMS FROM STAFF

Thomas Gorham discussed upcoming meetings. The next regularly scheduled meeting will be September 24, 2008. Agenda items will include 11167 Washington Place (CUP for a new vehicle repair shop).

ITEMS FROM COMMISSIONERS

Chair Rockwell suggested rescheduling traffic study discussion to a date to be determined to allow the other subcommittees to meet and discuss. Commission agreed.

Chair Rockwell also informed the Commission he will be absent for the October 8 and October 22, 2008 Planning Commission meetings.

Vice Chair Kuechle stated that the traffic report for the 9919 Jefferson project was more difficult to follow than usual.

Referring to the upcoming agenda item for September 24, 2008 meeting, Commissioner Pleskow asked if standards should be set for preserving the integrity of properties.

Thomas Gorham informed the Commission that an ordinance for historic preservation is already in motion. Commissioner Pleskow requested an outline of the plan.

ADJOURNMENT

There being no further business, at 10:10 p.m., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on September 24, 2008.

David Rockwell

David Rockwell, Chair
City of Culver City
Planning Commission

Yvonne D. Hunt

Yvonne D. Hunt
Administrative Secretary