

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

April 25, 2007
7:00 p.m.
Mike Balkman Council Chambers

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

ABSENT: Maureen Muranaka, Chair

ADVISORY PRESENT: Thomas Gorham, Planning Manager
 Heather Burton, Assistant Planner
 Jose Mendivil, Associate Planner
 Joe Pannone, Contract Attorney
 Heather Iker, Deputy City Attorney
 Barry Kurtz, Traffic Engineer

CALL TO ORDER

Vice Chair Tiggs called the meeting to order at 7:00 p.m.
The Pledge of Allegiance was led by Joe Pannone.
Roll Call.

PUBLIC COMMENT

None.

PUBLIC HEARING

PH-1. Site Plan Review and Tentative Parcel Map for the Construction of Two Condominium Townhouses located at 4228 Madison Avenue.

Heather Burton gave a brief summary of the project.

Public hearing was opened and closed. Motion to re-open the public hearing was moved by Commissioner Kuechle, seconded by Commissioner Rockwell. Vote 4-0.

Motion to close the public hearing again was moved by Commissioner Kuechle, seconded by Commissioner Rockwell. Vote 4-0.

Comments and concerns were as follows:

Public Speakers

1. Mary Ann Webster
2. Shuji Kurokawa
3. Carolyn Childers
4. Julie Webb

Resident concerns included:

- Project is too big for the neighborhood
- Project has a variety of architectural forms
- Staff report is not consistent
- Project should maintain the character of the neighborhood

Commissioner Kuechle

- Building will interfere with neighbors' "use and enjoyment".
- Massing is not consistent
- Many houses in the project area are smaller
- Project is a crossroad for the neighborhood
- Does not agree with surrounding neighborhood findings
- Too much stucco and the windows are too small

Commissioner Weissman

- Architectural design concerns
- Project owes more to the community in regards to the design.

Commissioner Rockwell

- Project is not architecturally interesting
- Change internal layout for the bathrooms
- Suggested referring project back to the Commission for review

Vice Chair Tiggs

- Project design is bland and meets only bare bones minimum
- Design needs to be more compatible with the neighborhood.

Motion to continue this item to a date to be determined was moved by Commissioner Weissman, seconded by Commissioner Rockwell. Vote 4-0.

PH-2. Site Plan Review and Tentative Tract Map for the Construction of Five Condominium Townhouses located at 3862 Huron Avenue.

Heather Burton, Assistant Planner, gave a brief summary of the project.

After review and discussion of the project, motion to approve was moved by Commissioner Weissman, seconded by Commissioner Rockwell. Vote 4-0.

PH-3. General Plan Map Amendment, Zone Map Amendment, Site Plan Review, Tentative Tract Map, Administrative Use Permit, Administrative Modification and Negative Declaration for a Mixed Use Project located at 9900 Culver Boulevard.

Jose Mendivil, Associate Planner, gave a brief summary of the project.

Joseph Miller (Applicant) and Srinath Raju (Architect) were present to address the Commission's questions and concerns..

The following expressed their concerns regarding the project either orally or having their comments read into the record:

David Metzler	Walter Murrell
Tony Roman	Kim Richards
Jon Andersen-Miller	Eleanor Osgood
Julie Lugo Cerra	Rich Waters
Sam Cerra	

Resident concerns regarding the project were:

- Parking
- Traffic congestion
- Height of the property
- Palm trees
- Weekend construction

Nick Andromidas (Sony Pictures Entertainment) expressed his approval of the project.

Motion to close the public hearing was moved by Commissioner Rockwell, seconded by Commissioner Weissman. Vote 4-0.

Concerns expressed by Commissioners were:

- Validity of traffic study
- Traffic congestion
- Tandem parking in residential units will generate parking problems in the neighborhood
- Concern over use of pooled parking
- Types of businesses that could be allowed on project site
- Possible zoning change and compliance with the current zoning code
- Inability to make the findings due to concerns over traffic, parking and compatibility
- Height and density of the project
- Project is not 'neighborhood friendly'

- Opposes undersized drive aisles that meet bare minimum requirements
- Use of palm trees

Commission asked applicant if it would be willing to scale the project down and return to the Commission with a revised project. Applicant requested the Commission to take a vote on the project as presented. Motion to recommend disapproval of the General Plan Map Amendment, Zoning Map Amendment and Tentative Tract Map and deny the Site Plan Review and Administrative Modification was moved by Commissioner Kuechle, seconded by Commissioner Weissman. Vote 4-0.

CONSENT ITEMS

Motion to approve the Secretary's Report was moved by Commissioner Weissman, seconded by Commissioner Kuechle. Vote 4-0.

The approval of the minutes of March 14, 2007 to the April 11, 2007 meeting was continued to the May 9, 2007 meeting.

ITEMS FROM STAFF

Thomas Gorham stated that the only item on the May 9, 2007 agenda would be the Valero carwash and possibly the Commission discussion session. Mr. Gorham also suggested the Commission provide a list of the topics to be discussed.

Suggested items to be discussed are:

- *Mixed use densities*
- *Tandem parking*
- *Traffic thresholds mitigation*
- *Parking ratios*

Commissioner Kuechle will be absent from the meeting on May 23, 2007. Commissioner Kuechle also stated that the agenda for the Commission discussion session should be broad enough to include all of the topics that can be discussed.

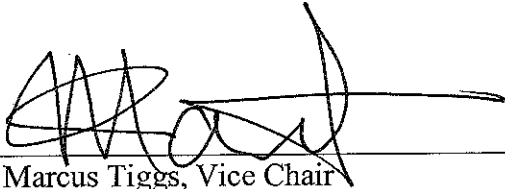
Motion to adjourn was moved by Commissioner Rockwell, seconded by Commissioner Weissman. Vote 4-0.

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Meeting was adjourned at 11:15 p.m.

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

Marcus Tiggs, Vice Chair
City of Culver City
Planning Commission

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

Yvonne D. Hunt
Administrative Secretary