

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

October 25, 2006
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT: Maureen Muranaka, Chair
Andrew Weissman, Commissioner
David Rockwell, Commissioner
John Kuechle, Commissioner

Vice Chair Marcus Tiggs, Absent

ADVISORY PRESENT: Thomas Gorham, Deputy Community Development Director
Paul Samaras, Associate Planner
Joe Pannone, Deputy City Attorney

CALL TO ORDER

Chair Muranaka called the meeting to order at 7:05 p.m.
The Pledge of Allegiance was led by Joe Pannone.
Roll Call.

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

Motion to approve the Minutes of July 26, 2006 and September 27, 2006 meetings was moved by Commissioner Weissman, seconded by Commissioner Rockwell. Vote 4-0.

PH-1. Site Plan Review for a proposed warehousing, distribution and retail facility for Spartan Roofing Supply located at 9919 Jefferson Boulevard.

Commissioner Weissman recused himself from this item.

Paul Samaras gave a brief project summary.

Walter Meyer (Meyer Architecture) gave a poster board presentation of the project.

Chair Muranaka

- Asked for confirmation that the trips added because of the project will not affect the level of service at the affected intersections.

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Paul Samaras confirmed that the project will not affect the levels of service.

Jefferson/Duquesne = D in the am and C in the PM

Jefferson/Overland = D in the am and pm

Motion to close the public hearing was moved by Commissioner Rockwell, seconded by Commissioner Kuechle. Vote 3-0

Commissioner Rockwell

- Supports the project
- Appreciated the conducting of the traffic study
- Concerned about the landscaping on the creek side will still enable the adequate functioning as a flood control channel; suggested consulting with the Army Corps of Engineers and/or Los Angeles County Department of Public Works to confirm their approval of planting the trees on the slope.
- Conditions of Approval– page 10 – lighting in the rear of the property – residents concerned about the noise and lighting facing down – lighting should be monitored.

Thomas Gorham addressed Commissioner Rockwell's comments by suggesting the amending of Condition No. 11 to state that the landscape plans be reviewed by the Army Corps of Engineers and the Los Angeles County Department of Public Works prior to the City issuing permits for the landscaping. At the plan check stage staff reviews lighting plans to ensure that the fixtures used are the proper ones to direct the lighting downward onto the property not off of the property.

Chair Muranaka

- Was informed that the Army Corps of Engineers had no jurisdiction over this project; suggested stating that the project will be presented to them for consideration instead of requiring that they be consulted.

Commissioner Kuechle

- Supports the project
- Concerned about the timing of receiving responses from staff to email.
- Suggested developing a more efficient way to address language changes.

Chair Muranaka

- Supports the project

Motion to receive and file correspondence relating to the project at 9919 Jefferson, specifically including the emails from Commissioner Kuechle to staff and the responsive emails from staff was made by Commissioner Rockwell and seconded by Commissioner Kuechle.

The Negative Declaration was reviewed for questions or comments; there were none.

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Resolution

Suggested changes to the Resolution were discussed among the Commissioners and agreed upon revisions were noted by staff.

Motion to adopt the Negative Declaration and approve Site Plan Review P-2006096 as revised and amended subject to the Conditions of Approval as revised and amended. It was specifically acknowledged that the revisions and amendments being referenced included not only the ones discussed at the meeting but also those suggested by Commissioner Kuechle and noted as being acceptable by staff in the email correspondence between Commissioner Kuechle and staff that was received and filed pursuant to an earlier resolution.

Roll Vote:

Chair Muranaka	Yes
Commissioner Rockwell	Yes
Commissioner Kuechle	Yes

Walter Meyer

- Following project approval Walter Meyer stated that regarding Building & Safety Condition No. 7 recommendation that all new construction may be required to be fully non-combustible; believes it is related to Item 6 "walls adjacent to property lines, but not for shed and showroom roof structures.

Thomas Gorham stated "may be required" is sufficient.

Chair Muranaka

- Project is approved.

Other Business

Thomas Gorham gave a brief update on the Specific Plan. Staff is still in the process of reviewing the Draft EIR. There will be no commission meetings during the month of November.

Chair Muranaka

- Addressed the issue of the most efficient method of Commissioners' making proposed changes and/or corrections to the Conditions of Approval. Suggested Commissioners submit to staff an electronic "black-lined" version of proposed changes to the resolution as soon as practicable prior to the meeting at which the resolution will be considered.

Thomas Gorham agreed with Chair Muranaka and stated that staff would respond to the changes from that document.

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Commissioner Rockwell

- Suggested that electronic versions of the Conditions of Approval and related documents should be routinely sent to all Commissioners.

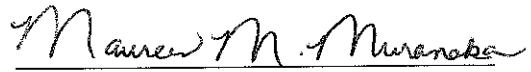
Thomas Gorham stated that staff would email electronic versions to the Commissioners when the packets were sent out.

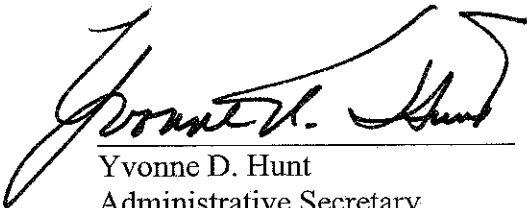
Commissioner Kuechle

- Agreed that procedure would be more effective.
- Was still concerned about the timeframe involved in receiving the responses to the 12-page email.

Thomas Gorham responded that there were subsequent questions to the original document, coupled with the fact that the planning staff attended a conference, delayed the responses to Commissioner Kuechle.

Motion to adjourn to the December 13, 2006 meeting was moved by Commissioner Kuechle, seconded by Commissioner Rockwell. The meeting was adjourned at 8:10 p.m.


Maureen Muranaka, CHAIR


Yvonne D. Hunt
Administrative Secretary