

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

May 28, 2008  
7:00 P.M.

**Call to Order & Roll Call**

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

**Staff Present:**

Thomas Gorham, Deputy Community Development Director/  
                                         Planning Manager  
Heather Baker, Assistant City Attorney  
Joseph Montoya, Associate Planner  
Barry Kurtz, Traffic Engineer Consultant

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**Pledge of Allegiance**

The Pledge of Allegiance was led by Heather Baker.

**Items Not on the Agenda**

1. Donna LeBlanc
2. Mary Ellen Nugent  
   Concerns regarding the Rethink Project (8665 Hayden Place)
  - traffic congestion
  - air pollution
  - inconsistency with the neighborhood
  - height

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- PH-1. Site Plan Review and Negative Declaration for the addition to an existing 2-story 26,414 square foot office building

resulting in a 5-story 79,095 square foot office building located at 5800 Uplander Way. *(Continued from April 23, 2008)*

Joseph Montoya gave a brief summary of the project.

Present for the Applicant:

Ashutosh Dutt  
Bahar Geslin

Public Speakers:

Jeff Haas

- property owner of 5774 Uplander Way
- supports the project
- only concerns pertain to the construction of project.

#### Commissioner Comments

Commissioner Smith Frost:

- Inquired whether the method used for the traffic study was acceptable in the industry.
- Confident that Condition 91 provides a safeguard to cover mitigation with the \$125,000 bond.
- Project meets the code and is consistent with the area.

Commissioner Kuechle:

- Concerned with visual impact on immediate neighbors and landscaping issues regarding complete screening of the building.
- Stated that language of the conditions should be addressed prior to approval pending receipt of revised detailed plans, to include detailed landscaping, type of trees and screening.
- Recommended continuing this item.
- Requested staff to confirm the validity of Condition No. 91 with the City Attorney's office regarding the language of said condition.

- Requested staff to complete the draft standard conditions for the commission to review.

Vice Chair Rockwell

- Has concerns about traffic impacts; feels traffic study is not compatible with the needs of the area (Green Valley/Uplander).
- Cannot approve the project because of the traffic concerns.
- Requested that all information be available to the commissioners prior to the meeting to allow time for review.
- Requested staff to complete the formulation of traffic conditions.
- Requested staff to agendize the establishment of a subcommittee to establish new traffic procedures, and appointment of members for the subcommittee.

Thomas Gorham suggested June 25, 2008 for the establishment of the subcommittee.

Chair Tiggs

- ~~Stated that the use of the "weighted average" as opposed to the "best fit" traffic study is unacceptable and questionable.~~
- Recommended continuance of the item and requested the applicant to present valid reasons for using the "weighted average".
- Cannot support the project at this time.

Thomas Gorham suggested continuing this item to the July 23, 2008 meeting or a date uncertain.

Motion was made and seconded to continue to July 23, 2008 pending applicant's willingness to cover the cost of additional traffic counts.

Consent Calendar

Item C-1

Secretary's Report

That the Planning Commission approve the Secretary's Report was moved by Commissioner Kuechle, seconded by Commissioner Weissman. **Vote 4-0.**

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ITEMS FROM STAFF

Thomas Gorham announced the upcoming meetings.

ITEMS FROM COMMISSIONERS

Commissioner Kuechle requested the following:

- (a) Revisions to the Resolutions or other documents be reviewed by Commissioners as soon as possible to allow sufficient time for comment prior to the next meeting;
- (b) ~~E-mail comments to and from all of the Commissioners~~ be distributed to the entire Commission prior to the next meeting.

After discussion by the Commission, it was agreed and confirmed by Heather Baker that only email containing informational comments should be forwarded to the entire body.

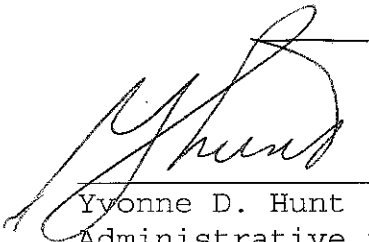
Staff and the Commission thanked Commissioner Weissman for his service on the Planning Commission and wished him well in his new post as Councilman.

Commissioner Weissman thanked the Commission and the staff for the excellent work relationship developed while he served on the Commission.

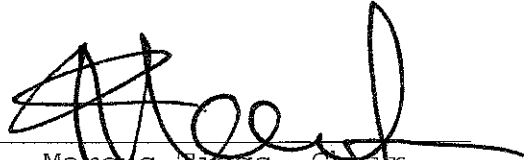
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**ADJOURNMENT**

There being no further business, at 7:30 p.m., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on June 18, 2008.



Yvonne D. Hunt  
Administrative Secretary

  
Marcus Higgs, Chair  
City of Culver City  
Planning Commission