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

February 27, 2013
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:00 p.m.

Present: Scott Wyant, Chair
Kevin Lachoff, Commissioner
Anthony Pleskow, Commissioner
Linda Smith Frost, Commissioner

Absent: John Kuechle, Vice Chair

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Pledge of Allegiance

Thomas Gorham, Planning Manager, led the Pledge of Allegiance.

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Public Hearing

Item PH-1

Administrative Site Plan Review ASPR P-2012175 to allow the development of a one story, 4,275 sq. ft. Chase Bank building and a Conditional Use Permit CUP P-2012176 to allow a drive-up bank teller at 6201 Bristol Parkway

Joshua Williams, Associate Planner, provided a summary of the material record.

MOVED BY COMMISSIONER PLESKOW AND SECONDED BY COMMISSIONER SMITH FROST THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, PLESKOW, SMITH FROST, WYANT
NOES: NONE
ABSENT: KUECHLE

Chip Williams, Gensler, discussed the project noting that he was available to answer any questions.

MOVED BY COMMISSIONER SMITH FROST AND SECONDED BY COMMISSIONER PLESKOW THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, PLESKOW, SMITH FROST, WYANT
NOES: NONE
ABSENT: KUECHLE

Discussion ensued between Commissioners and staff regarding the drive-up ATM vs. the drive-up teller; ATM development standards; permitted drive through facilities in the City; the Zoning Code update; the left turn out of the property on to Bristol Parkway; the Green Valley Circle side; bank architecture; guidance to applicants; clarification that there are no design guidelines for commercial buildings in the City; building typology; unintended consequences of ~~guidelines; adding to the architectural fabric of the City;~~ encouraging creative design; the importance of a clear basis or direction; the absence of a professional design review board; the subjective nature of the process; the thought and time spent on design analysis for other projects; an observation that each project built has an impact on the City; the signage plan for the project; the eclectic mix of architecture in the City; architecture of different eras; the last zoning code update in 2005; a separate design review process; clarification that the Planning Commission serves as the design review board; purview of the Commission; an observation that it is hard to critique the work in a productive way in the current forum without the opportunity for earlier review; design review as adding another step to the entitlement process; staff influence on the design of larger projects; corporate projects; clarification that Gensler was willing to work with staff and did follow direction; concern with giving a pass to corporate projects; a suggestion to begin the process of finding another way to get better projects before the Planning Commission; drive up vs. drive through; concern with setting a precedent; the aim to get people out of their cars; and accommodating bicycles.

MOVED BY COMMISSIONER SMITH FROST AND SECONDED BY COMMISSIONER PLESKOW THAT THE PLANNING COMMISSION APPROVE ADMINISTRATIVE SITE PLAN REVIEW, ASPR P-2012175 AND CONDITIONAL USE PERMIT, CUP P-2012176, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2013-P003 (ATTACHMENT NO. 1). THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, PLESKOW, SMITH FROST, WYANT
NOES: NONE
ABSENT: KUECHLE

Chair Wyant reported that a letter of support had been received and filed by the Planning Commission.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY COMMISSIONER PLESKOW AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF JANUARY 23, 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHOFF, PLESKOW, SMITH FROST, WYANT
NOES: NONE
ABSENT: KUECHLE

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Items from Staff

Thomas Gorham, Planning Manager, discussed upcoming meetings and agenda items.

Discussion ensued between staff and Councilmembers regarding meeting dates, agenda topics, and the Wildwood School.

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Items from Planning Commissioners

None.

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Adjournment

There being no further business, at 7:41 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, April 10, 2013, 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 ______________________

SCOTT WYANT
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

16 APR 2013
Date