

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

January 10, 2007
7:00 p.m.
Mike Balkman Council Chambers

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

ADVISORY PRESENT: Sherry Jordan, Senior Planner
Heather Burton, Assistant Planner
Joe Pannone, Contract Attorney
Heather Iker, Deputy City Attorney

CALL TO ORDER

Chair Muranaka called the meeting to order at 7:03 p.m.
The Pledge of Allegiance was led by Heather Burton
Roll Call.

PUBLIC COMMENT

None.

PH-1 Site Plan Review, SRP P-2006134, and Tentative Parcel Map, TPM P-2006135, to allow the construction of four condominium townhouses at 3972 Tilden Avenue in the Residential Medium Density (RMD) Zone.

Heather Burton (Assistant Planner) gave a brief project summary. Ms. Burton also noted that Condition of Approval No. 81 was added in response to Chair Muranaka's suggested changes.

Applicant Charles Couey was present to answer Commission questions.

Motion to close the Public Hearing was moved by Commissioner Weissman, seconded by Vice Chair Tiggs. **Vote 5-0.**

Commissioner Rockwell

- Concerned about the design of the I-beams within the vehicle maneuvering area.
- Discussed exceptions to the setback requirements and the possibility of moving the I-beams to the retaining wall.

Applicant Couey

- Stated that once the turning radius is laid out and the project has the appropriate clearance according to the Code, the main issue with moving the columns becomes the fact that you would be placing structures into a five-foot yard setback and that is typically not done.
- The CC&R's will cover a lot of issues regarding damage to the columns, etc.
- Willing to move the trash to the back in order to make accessibility to the garages more convenient.

Commission Kuechle

- Agrees the columns will cause problems and at this point it may be too late to relocate them.
- Believes this type of situation will come up frequently because there are so many similar projects.
- Suggested that it may be worthwhile to study the suggestion of allowing posts to encroach into the side yard setback.
- Supports the project and likes the fact that the project appears less massive with two separate buildings.
- Requested that the Commissioners receive electronic versions of the resolutions for editing purposes.
- Regarding the resolution, Section 2, Finding No. 5, questioned being able to make a finding that each lot is so designed that grading to an approved drainage facility is provided with the applicant submitting grading and drainage plans to insure drainage is completed prior to issuance of building permits. Would like to consult with the City Attorney.
- There should be as a minimum some condition that requires this to happen before the Commission can make a finding that the drainage has been dealt with?
- Inquired about the difference between the applicant and the owner.

Joe Pannone (Contract Attorney)

- *Those types of conditions are automatic conditions; before a permit is issued, the grading plans have to be approved.*

Heather Burton (Assistant Planner) responded to the applicant/owner question by stating that the owner hires the more-knowledgeable applicant who takes the project through the process.

Commissioner Kuechle

- Stated there is inconsistency in the recommended conditions; some refer to the owners and others to the applicant.
- Feels it is important for the conditions be more binding on the owner than the applicant.

Planning Commission Meeting Minutes
January 10, 2007

Heather Burton (Assistant Planner)

Condition No. 3 – there is a statement in the condition (last sentence - Page 6, lines 1 and 2) that “the applicant, property owner and general contractor are responsible for all actions or omissions of a subcontractor”.

Sherry Jordan (Senior Planner)

The City requires a signature from the owner authorizing the applicant to represent him and be responsible for the whole process. The Planning Division is going through a process of standardizing the conditions of approval.

Joe Pannone (Contract Planner)

When the owner takes benefit of this condition of approval they will automatically be legally bound by the obligations; there are no legal loopholes for the owner to take.

Chair Muranaka

- Concurs with the Commissioners' comments.
- Planning staff should take Commissioner Rockwell's comments into consideration when future projects are taken in for review.
- These issues should be addressed at the onset of the project rather than after the applicant has spent significant time on the project.
- Supports the project.
- Condition No. 4 – can easily remedy and address one of Commissioner Kuechle's concerns by deleting the word “successor”.

Commissioner Kuechle

- Condition No. 2 questioned language concerning “conditions being repeated in full on the cover”.
- Condition No. 58 appears to be a ‘feel good’ condition concerning parking; concerned about workers’ parking in the neighborhood.
- Should delete “to the best of their ability” and state that construction workers are required to park at designated parking locations approved by the Planning Division.
- The wording of Condition No. 64 is inconsistent regarding the requirement for the staging of equipment on-site.

Commissioner Weissman

- Does not believe there is a provision in the Code that requires owners/applicants to provide on-site or off-site designated parking for construction crews.
- Inquired if the City would be willing to go out to enforce this condition if complaints are received from residents.
- Asked the applicant what the plan was for construction workers’ parking for this project.
- Requested that staff inform the applicant on future projects if parking in the area of the project will be a problem.

Planning Commission Meeting Minutes
January 10, 2007

Commissioner Tiggs

- Agrees the wording on the parking condition No. 64 could be stronger, however, it is appropriate in its meaning.

Chair Muranaka

- Suggested deleting "have the ability to" in Condition No. 58; and replacing it with "use his best efforts".
- Stated that, absent special circumstances, there should be no need to police the parking of the construction crews. Staff will respond if there are complaints.

Joe Pannone

The City is willing to enforce the condition but may not have the resources to do site visits; staff would communicate with the construction company regarding the complaint.

Commissioner Rockwell

- Agrees with Commissioner Kuechle in that Condition No. 58 should be modified.

Commissioner Weissman

- Agreed with Commissioners Kuechle and Rockwell regarding Condition No. 58.
- Feels the project is designed to cope with exploring the possibilities of putting structures in side yard setbacks for future developments.
- Would recommend the project go forward.

Commissioner Tiggs

- Feels project is an effective use of the land.
- Questioned whether a sewer easement should appear in the Conditions of Approval.

Resolution

Staff has noted all comments to the Resolution and will make all necessary changes and corrections.

Motion to approve Site Plan Review, SPR P-2006134, and Tentative Parcel Map TPM P-2006135, per the recommended resolution as amended, was moved by Commissioner Weissman, seconded by Commissioner Kuechle. **Vote: 5-0**

C-1. Motion to approve the Secretary's Report was moved by Commissioner Weissman, seconded by Commissioner Rockwell. **Vote 5-0**

Sherry Jordan (Senior Planner) stated there would be only one item for the February 14th Planning Commission meeting. The meeting of February 28, 2007 is still pending. Thomas Gorham will be updating the Commission via email soon on the Specific Plan. The Canine Aquatic project is still being negotiated with the parties involved and still pending selection of a Hearing Officer.

Planning Commission Meeting Minutes
January 10, 2007

Commissioner Kuechle stated his desire for the Commissioners to receive the draft minutes sooner than has been the practice, especially with respect to the City Council receiving the information in a timely manner.

Staff assured the Commissioners that a schedule of the production of the minutes would be developed and implemented.

Commissioner Kuechle expressed concerns regarding earlier receipt of the minutes and requested that the Planning Commissioners receive an electronic version of the minutes prior to the matter going before the City Council.

Chair Muranaka requested that the Commissioners be notified when a project has been appealed and will be going before the City Council and that minutes that will be going to the City Council be flagged so they will respond quickly.

Sherry Jordan (Senior Planner) stated that this would be done.

Chair Muranaka reiterated her prior requests that the general or "boilerplate" conditions of approval be differentiated from the project specific conditions of approval in the resolutions.

Sherry Jordan stated that staff is in the process of working on a new format for the resolutions and that in connection with the new format staff would find a means to identify the standardized conditions of approval.

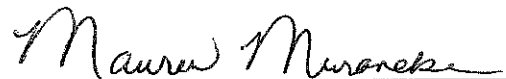
Commissioner Kuechle asked about the time frame within which Staff would have a revised set of conditions that could be circulated to the Commissioners.

Sherry Jordan (Senior Planner) stated this could be done within the next month or so, as the project was nearly completed.

Planning Commission Meeting Minutes
January 10, 2007

Motion to adjourn to the February 14, 2007 Planning Commission meeting was moved by Commissioner Rockwell, seconded by Commissioner Weissman. **Vote 5-0.**

Meeting was adjourned at 8:18 p.m.



Maureen Muranaka, Chairperson
City of Culver City
Planning Commission



Yvonne D. Hunt
Administrative Secretary