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

June 30, 2009
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:05 p.m.

Present: David Rockwell, Chair
John Kuechle, Vice Chair
Anthony Pleskow, Commissioner
Linda Smith Frost, Commissioner
Linda Shahinian, Commissioner

o0o

Invocation/Pledge of Allegiance

Scott Wyant led the Pledge of Allegiance.

o0o

Comments for Items NOT on the Agenda

None.

o0o

ACTION ITEMS

Item A-1

Adoption of a Resolution Revoking Business Tax Certificate Number 056303 and Related Conditions of Approval for the Home Occupation Known as Canine Aquatics Located at 11815 Atlantic Avenue

Vice Chair Kuechle recused himself and left the dais.

Thomas Gorham, Planning Manager, provided a summary of the material of record and highlighted minor changes to the resolution requested by Commissioner Smith Frost.

MOVED BY COMMISSIONER SHAHINIAN, SECONDED BY COMMISSIONER SMITH FROST, AND UNANIMOUSLY CARRIED (ABSENT RECUSED VICE

CHAIR KUECHLE) TO ADOPT RESOLUTION NO. 2009-P003 REVOKING THE BUSINESS TAX CERTIFICATE AND CONDITIONS OF APPROVAL FOR THE HOME OCCUPATION KNOWN AS CANINE AQUATICS LOCATED AT 11815 ATLANTIC AVENUE AS AMENDED.

Vice Chair Kuechle returned to the dais.

oOo

Item A-2

Continued Discussion of Proposed Update of the Citywide Traffic Study Criteria

Staff provided a summary of the material of record.

Murray Kane, Agency General Counsel, clarified language regarding discretionary projects.

Chair Rockwell invited public comment.

The following members of the audience addressed the Commission:

Catherine Yanda voiced concern with cut-through traffic and the degradation of Level of Service to area traffic during project construction.

MOVED BY COMMISSIONER SHAHINIAN, SECONDED BY COMMISSIONER SMITH FROST, AND UNANIMOUSLY CARRIED TO CLOSE THE PUBLIC HEARING.

Discussion between staff and the Commission included: short-term construction impacts; whether mitigations address the issue; traffic conditions and studies; conditions of approval; monitoring; a noise complaint regarding a subcontractor delivery; the difficulty of enforcing conditions; revised traffic study criteria; trip credits; potential funding streams; the Congestion Management Program (CMP); different types of projects that can be applied for and competition with other jurisdictions for them; Agency funds for improvement; special funds and assessment districts; funding from regional sources; a possible increase to the development impact fee; development of a local mitigation fee; availability of CMP trip fees and the time line; the primary arterial list and the regional transportation network; developer responsibility to mitigate impacts; the Congestion Mitigation Fee Feasibility Study Report; multi-jurisdictional projects; exemptions and project densities; Transportation Demand Management credits; Entrada's conditions of approval; existing base-year totals; and internal trip capture credits.

Chair Rockwell presented slides providing data on intersections with a Level of Service (LOS) of E and F and the number of projects that would be affected by changing the threshold.

Additional discussion between the Commission and staff included: the distribution of developments; bypass traffic; whether thresholds would change congestion in the City; the correlation between the LOS and traffic; slowing down growth; and consideration of prudent traffic mitigation.

Commission deliberation included: consideration of a potential overlay; concern with staff focus on the public relations ramifications of an overlay; concern with trip credits; discretion of the City; corrections and a suggestion for proposed language regarding trip credits; the ITE Trip Generator and Guidelines; concern with additional credits and the effects of credits upon the level of significance; clarification to language regarding the process and the intent of the Memorandum of Understanding (MOU); modifications to language regarding the public right of way and sidewalk widths; traffic counts and holidays; the fair share contribution concept; changes to language regarding the Letter of Credit; Transportation Demand Management; a suggestion that a lower threshold could balance concerns with credits; clarification regarding language and the process for parking removal; concern with making policy based on an exception; mitigation measures of specific projects; statements of overriding consideration; concern with putting up too many barriers for developers; the current amount of undeveloped land; possible effects of the proposed changes; and creating a balance in development and traffic to increase the quality of life for residents.

MOVED BY COMMISSIONER PLESKOW AND SECONDED BY COMMISSIONER SMITH FROST TO RETAIN THE CURRENT THRESHOLD. THE MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

AYES: Pleskow, Shahinian, and Smith Frost

NOES: Kuechle and Rockwell

Staff and the Commission discussed procedures for revising the document.

MOVED BY COMMISSIONER PLESKOW, SECONDED BY COMMISSIONER SHAHINIAN, AND UNANIMOUSLY CARRIED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE CITYWIDE TRAFFIC STUDY CRITERIA WITH AMENDMENTS.

o0o

Consent Calendar

Item C-1

Secretary's Report

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING.

o0o

Item C-2

Meeting Minutes

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER PLESKOW, AND UNANIMOUSLY CARRIED (WITH COMMISSIONERS SMITH FROST AND SHANHINIAN ABSTAINING DUE TO THEIR ABSENCE FROM THE MEETING) TO APPROVE THE MEETING MINUTES OF FEBRUARY 25, 2009.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER SHAHINIAN, AND UNANIMOUSLY CARRIED TO APPROVE THE MEETING MINUTES OF APRIL 21, 2009.

MOVED BY VICE CHAIR KUECHLE, SECONDED BY COMMISSIONER SHAHINIAN, AND UNANIMOUSLY CARRIED (WITH COMMISSIONER PLESKOW ABSTAINING DUE TO HIS ABSENCE FROM THE MEETING) TO APPROVE THE MEETING MINUTES OF MAY 13, 2009.

o0o

Items from Staff

Thomas Gorham, Planning Manager, thanked Chair Rockwell for his service to the Commission and noted agenda items for the next meeting.

oOo

Items from Commissioners:

Commissioners complimented Chair Rockwell on his service on the Commission.

Chair Rockwell noted he had learned a lot serving on the Planning Commission and enjoyed working with staff.

oOo

Adjournment

There being no further business, at 10:16 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, July 8, 2009, at 7:00 p.m. in the Mike Balkman Council Chambers.

oOo

John Kuechle, Chair
City of Culver City
Planning Commission

Yvonne D. Hunt
Administrative Secretary