



PLANNING COMMISSION MINUTES
Regular Meeting
June 19, 2014

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

1. **CALL TO ORDER:** Chair DeLuccio called the meeting of the Planning Commission to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE:** Luis Marquez led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Buckner, Yeber, Vice-Chair Huebner, Chair DeLuccio.

Commissioners Absent: Shink.

Staff Present: Emily Stadnicki, Senior Planner, Jennifer Alkire, Acting Senior Planner, Stephanie Reich, Urban Designer, Bob Cheung, Senior Transportation Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, June 19, 2014 as presented. **Moved by Commissioner Aghaei, seconded by Commissioner Altschul and passes; noting Commissioner Shink absent.**
5. **APPROVAL OF MINUTES.**

A. **May 15, 2014**

ACTION: Approve the Planning Commission Minutes of Thursday, May 15, 2014 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Aghaei and passes; noting Commissioner Shink absent.**
6. **PUBLIC COMMENT.**
STEPHANIE J. HARKER, WEST HOLLYWOOD, commented on the West Hollywood Municipal Code regarding Historic Preservation. She would like to see more interaction between the Historic Preservation Commission and the Planning Commission.

CATHY BLAIVAS, WEST HOLLYWOOD, questioned what the goal of the City of West Hollywood is regarding population, infrastructure and character.

VICTOR OMELCZENKO, WEST HOLLYWOOD, commented on the West Hollywood Preservation Alliance.

7. DIRECTOR'S REPORT.

Stephanie DeWolfe, Community Development Director, presented the Director's Report.

She stated the next City Council meeting will be on Monday, June 23, 2014. The budget will be reviewed and discussed. It is currently available on-line at www.weho.org

8. ITEMS FROM COMMISSIONERS.

Commissioner Yeber stated the City of West Hollywood has been consistently rated very high for historic preservation efforts by the Los Angeles Conservancy. The City of West Hollywood is one of a few cities, out of 83 in the county, that have received an "A" rating.

Commissioner Buckner encouraged participation and support of the vendors at the Sunset Strip Market.

Vice-Chair Huebner stated for the record he will be absent from the meeting on Thursday, July 17, 2014. He requested the annual elections be agendized for the special meeting on Thursday, July 31, 2014.

ACTION: 1) Move the official election of Chair and Vice-Chair to the agenda of the specially scheduled meeting on Thursday, July 31, 2014. **Motion carried by consensus of the Commission.**

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 8497-8499 Sunset Boulevard (Karma Mixed-Use Project):

This item was officially continued from January 16, 2014, February 20, 2014, March 20, 2014, April 3, 2014, and May 15, 2014.

Emily Stadnicki, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, June 19, 2014.

She clarified for the record; this request is strictly looking at the ownership of units at the property. The project itself is not changing.

She provided a history of the property and stated the entitled mixed-use project would be divided into thirteen (13) separate air-space parcels, including ten (10) residential condominiums, one (1) affordable rental unit condominium, one (1) commercial unit at street level, and one (1) billboard sign. The development was originally approved by the Planning Commission on February 7, 2013.

She clarified all required parking spaces will be permanently available to tenants and patrons. All applicable conditions from the original resolution of approval still apply.

Staff recommends approval of the tentative tract map.

There were no official disclosures.

Chair DeLuccio opened the public hearing for Item 10.A.:

JEFFREY A. SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicants oral report. He provided a history of the project, and stated the project is currently in final plan check. He spoke regarding the financial implications, and stated the current lender has requested the tract map for the property.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns with this item. He spoke regarding affordable housing.

The applicant had no official rebuttal.

ACTION: Close public hearing for Item 10.A.: **Motion carried by consensus of the Commission.**

Commissioner Buckner moved to: 1) approve staff's recommendation of approval.

Seconded by Vice-Chair Huebner.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1065 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 72439) TO SUBDIVIDE A 28,139 SQUARE-FOOT MIXED-USE DEVELOPMENT INTO THIRTEEN SEPARATE AIR-SPACE PARCELS FOR CONDOMINIUMS, COMMERCIAL SPACE, AND AN INTEGRATED BILLBOARD, FOR THE PROPERTY LOCATED AT 8497-8499 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 10.A. **Moved by Commissioner Buckner, seconded by Vice-Chair Huebner and passes; noting Commissioner Shink absent.**

B. 9040-9098 Santa Monica Boulevard, 9001-9035 Melrose Avenue, and 601-633 N. Almont Drive (Melrose Triangle Mixed-Use Project):

Jennifer Alkire, Acting Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, June 19, 2014.

She provided a history of the project site, site specific boundaries, and stated the request is a recommendation to City Council. She stated the Planning Commission is asked to make a recommendation on the following items: 1) certification of the Environmental Impact Report; 2) zone text amendment to include the General Plan language for a Gateway Mixed-Use Incentive in the zoning ordinance; 3) zoning map amendment to create a Gateway Mixed-Use Overlay Zone on the project site; and 4) the mixed-use project.

She stated the project was submitted in 2003, as a mixed-use development on a site of approximately three acres and has undergone numerous revisions and combinations to result in a project worthy of the western gateway to West Hollywood. The project will add to the character of the design district with art gallery and showroom space, as well as introduce iconic architecture to the Doheny / Santa Monica, Melrose Avenue corner.

Currently, the existing site contains a mix of retail, showroom, and gallery spaces, with surface-level parking and structures of one to three stories. A surface parking lot dominates the western tip of the triangle, marking the entrance to West Hollywood from Beverly Hills.

The proposed project includes three building pieces referred to as the Gateway Building, at Santa Monica Boulevard and Doheny Road, the Boulevard Building along Santa Monica Boulevard and Almont Drive, and the Avenue Building along Melrose Avenue and Almont Drive.

The project uses include approximately: 82,000 square feet of retail, restaurant, showroom and gallery space; 137,000 square feet of office space; 76 residential units, including 16 affordable units; and 884 parking spaces – 92 more than required by current code.

There are entry and exit points on all three frontages, with the main commercial access on Santa Monica Boulevard. The main residential access anticipated along Almont Drive, and the loading entrance on Melrose Avenue. All loading activities will take place within the parking structure.

The project includes four levels of subterranean parking; which reaches a maximum height of 70 feet above grade.

The applicant is requesting to use General Plan language calling for a Gateway Mixed-Use bonus. This requested language would need to be added to the zoning ordinance, consistent with the General Plan. Furthermore, the zoning map would be changed to include a Gateway Mixed Use Overlay zone on the project site.

The project is proposed with a maximum floor area ratio of 2.59, which includes both a Gateway Mixed Use Incentive as well as an incentive for providing on-site affordable housing.

The Gateway Mixed Use bonus also allows for an additional height increase of up to 15-feet, and the project applicant is seeking to use an affordable housing concession to achieve an additional ten feet, bringing the total maximum project height to 70 feet.

The on-site affordable housing will include eight moderate income units and eight low-income units. These units will be comparable to other units on the site, and will be distributed throughout the site as required by the inclusionary housing ordinance.

The project meets all of the requirements of the municipal code with regard to multi-family housing, Gateway Mixed-Use, commercial development and façade standards. All uses proposed within the development also meet code.

The Design Review Subcommittee reviewed this project on Thursday, February 27, 2014. The comments from the subcommittee members were positive. Comments from the community were generally positive with some concerns about the Santa Monica Boulevard and Doheny Drive corner as well as the Melrose Avenue and Almont Drive corner needing additional work.

Stephanie Reich, Urban Designer, presented the urban design report. She stated the design review subcommittee enthusiastically supported the design. The project is broken up into three separate buildings, each addresses its particular location on the site. The massing is very well done; and relates to the streetscape extremely well. At the apex of the Gateway site, there are a couple of sculptural elements that the building forms itself, which will create a really dynamic entry to the City of West Hollywood. On all three sides of the block, is a very important contextual response to each street scape face. The project is well designed in its massing, its detailing and materials. She stated her support of the design.

Commissioner Aghaei presented the design review subcommittee report. He stated he was very impressed with the design and aesthetically it is very pleasing. He stated his support of the three different parts of the project; which are very clearly broken up and identified. From an urban design perspective, it was very impressive and he spoke in support of the massing. It is a true gateway to the City of West Hollywood.

Commissioner Altschul continued the design review subcommittee report. He commented on the past designs and stated this design is well thought out. He spoke on the context of the design and inclusion of the community.

Vice-Chair Huebner continued the design review subcommittee report. He spoke on the past designs and stated how the current architect listened to the community and made it rather remarkable. It will be a beacon for the western edge of the City of West Hollywood. He stated it is sensitive to the adjacent neighborhoods, and detailed how the architecture is varied on the three sides. He did have some concerns about the amount of office space along Santa Monica Boulevard, and the architect responded with additional screening and lighting, which will activate that space. It is really a very spectacular design and the design review subcommittee was in support.

Jennifer Alkire, Acting Senior Planner, stated the environmental review was conducted in accordance with CEQA, and an environmental impact report was prepared. The EIR was circulated in 2008, and again in 2014, due to project delays and minor changes. Significant impacts were found relating to cultural resources and traffic.

Along the Santa Monica Boulevard frontage of the site, there is a streamline moderne building located at 9080 Santa Monica Boulevard. The building dates from 1928 with a major remodel in 1938 to give it the streamline moderne character. The renovation was designed by Wurdeman and Beckett, the architect team responsible for the Pan Pacific Auditorium as well as other notable structures in the region. The building has been recognized as potentially eligible for listing as a cultural resource as an example of the Streamline Moderne style and as an example of the work of a master. The building was treated as a cultural resource with respect to CEQA even though it has never been listed on the City of West Hollywood's list of designated or potential resources.

Demolition of this building is considered a significant unavoidable impact.

Additional information was received regarding two other buildings, 9056 Santa Monica Boulevard and 9021 Melrose Avenue. The city's consultant reviewed the additional information, and has determined that the buildings do not rise to the level of significance, and are not eligible for listing at the state, local, or national levels.

She stated traffic is also considered to be a significant unavoidable impact. The project would result in significant impacts at the following intersections:

Doheny Drive and Elevado Street;
Doheny Drive and Santa Monica Boulevard;
Doheny Drive and Beverly Boulevard; and
Foothill Road and Santa Monica Boulevard.

Several potential mitigation measures to eliminate these traffic impacts were studied, but none were found feasible due to right of way constraints that prevent widening of roads for additional travel or turning lanes and in some cases because the widening, or additional lanes was not found to be effective at reducing traffic to a less than significant impact. Therefore, no mitigation measures were included pursuant to CEQA.

The applicant has volunteered to provide a number of project attributes. While they do not qualify as mitigation, they have the potential to either increase the efficiency of traffic flow, or reduce the number of people using personal vehicles. The applicant has voluntarily agreed to provide Metro passes for all affordable housing residents, install traffic signal sensors that detect bikes and pedestrians, as well as cars, to increase intersection efficiency for all modes of transportation, and the project is conditioned so that improvements to the Santa Monica Boulevard streetscape would include the potential for future bike lanes if the city chooses to add them.

The applicant has also agreed to work with the West Hollywood West Residents Association to provide necessary traffic calming measures, though none of the residential streets are identified as impacted.

While there are significant impacts that would result from the project, there are also many ways that the City would benefit from this development. In order to approve the project with significant impacts, a Statement of Overriding Considerations must be adopted stating the ways that the benefits to the City would offset any impacts.

Project benefits, in this case, include:

- Furthering the Goals, Objectives and Policies of the General Plan;
- Introduction of a “Gateway” development to mark the western entrance to the City of West Hollywood;
- Provision of low- and moderate-income housing;
- Uses that will contribute to improving the long-term tax base of the City of West Hollywood; and
- Improvements to the pedestrian experience on Santa Monica Boulevard, Almont Drive and Melrose Avenue.

The project also provides more parking than is required, much of which will be available for public parking after many uses on the site close. The project contributes to the West Hollywood Design District by preserving showroom and art gallery uses along Melrose Avenue and Almont Drive, and implementation of the project would result in improvements to the streetscapes on all three frontages consistent with the goals of the city.

The Melrose Triangle Mixed use project would bring together the vitality of the west side, with the character of the design district, to extend some of the best parts of West Hollywood right up to the western edge of the city.

Staff recommends that the planning commission recommend that the City Council certify the Environmental Impact Report, adopt a Statement of Overriding Considerations, approve the zoning text amendment, and zoning map amendment, and approve the mixed use project.

Commissioner Yeber disclosed for the record he spoke with the applicant's team, as well as a community member from West Hollywood West. They discussed matters contained in the staff report.

Commissioner Buckner had no official disclosures.

Commissioner Aghaei disclosed for the record he met with the applicant's team. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he met with the applicant's team, and reviewed the models. They discussed matters contained in the staff report.

Vice-Chair Huebner disclosed for the record he met with the applicant's team, and reviewed the models. They discussed matters contained in the staff report.

Chair DeLuccio disclosed for the record he attended the open house and spoke with Steven Afriat. They discussed matters contained in the staff report.

Commissioner Yeber requested clarification of the traffic concerns.

Bob Cheung, Senior Transportation Planner detailed how the Environmental Impact Report (EIR) identifies traffic impacts. He stated the EIR identified a number of intersections in that area which operating at congested levels. He acknowledged and established that there is congestion in the area. This level of service is called "F1". The project impact is identified or defined as that increase from F2 to F3. A project is fully mitigated if it can demonstrate it can bring the F3 back to an F2.

The metric that was used to identify impact is level service. The two basic elements are demand (number of vehicles – trips) and capacity (number of lanes). There are two ways of improving level of service. You can increase capacity (lanes). For this project, since the impacted intersections are so compacted and built out, in order to construct new lanes, requires taking away on-street parking, taking away private right-of-way or taking private property away in order to accommodate additional lanes.

Those trade-offs are not acceptable, therefore, adding turn lanes is not feasible. Another way to reduce level of service is through demand. The city has a tedium ordinance that requires projects of a certain size to provide carpools, accommodate van pools, or provide bicycle facilities and showers. That would be applied to this project. It is however hard to quantify the demand.

The purpose of the EIR is to give decision makers a conservative view of the impacts. He stated they looked at the comments of the concerns that were submitted. It was determined it was infeasible because of the impact to other on street parking and the pedestrian realm.

The developer is voluntarily installing camera detection technology at the intersections, and they are agreeing to work with the neighborhood to install traffic calming devices.

Chair DeLuccio opened the public hearing for Item 10.B.:

JEFFREY A. SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's oral report. He provided a history of the past projects for this site. He stated the frontage is approximately 707 feet along Santa Monica Boulevard, 523 feet along Melrose Avenue, and 485 feet along Almont Drive. He clarified the developers are being required by the city to provide 792 parking spaces. However, they will actually be providing a total of 884 parking spaces. 424 parking spaces are actually for office use. After 6:00 p.m. those 424 parking spaces will be provided to the public. The total will be 790 total parking spaces for use by the public after 6:00 p.m.

He stated they are aware of the interest of preserving the parcel located at 9080 Santa Monica Boulevard. For the record, they concur with staff that the projects benefits outweigh the impact of demolition at the specific parcel. Regarding the parcel located at 9060 Santa Monica Boulevard, and the two buildings that share the address 9021 Melrose Avenue, they concur with the EIR preparer, as well as the developer's historic preservation consultant. None of these structures meet the criteria for designation on the national, state and local historic registers.

He detailed the traffic impacts. In addition to the voluntary items, there are in fact conditions of approval which are acceptable. Metro passes, upgrading of sensors at the intersections of Santa Monica Boulevard and Doheny Drive, and Santa Monica Boulevard and Almont Drive. In addition, they are being required to design and construct an improvement at Santa Monica Boulevard and Doheny Drive which will prevent westbound turns onto Santa Monica Boulevard from north bound Doheny Drive. Also they are required to design, construct and install a video detection system for Santa Monica Boulevard and Doheny Drive, and Santa Monica Boulevard and Almont Drive.

There is also a requirement to improve and accommodate installation of a bike lane on the south side of Santa Monica Boulevard, along Doheny Drive and Almont Drive.

He commented on the concerns relating to traffic generation along residential streets in the West Hollywood West area. He reiterated they are committed to working with the neighbors and the city to identify viable options that can be implemented along those streets.

ALAN PULLMAN, LOS ANGELES, architect, continued the applicant's report. He provided a history of the ongoing design. He stated this is a fitting gateway to the City of West Hollywood, contributing to a vibrant urbanism along Santa Monica Boulevard, Melrose Avenue, and Almont Drive. He commented on the project basics, and detailed the design aspects of the Gateway building, Boulevard building, the Avenue building, and the Paseo. He spoke on the articulated floor planes, vertical glass louvers, terra cotta screens, vertical and horizontal articulations, setbacks, massing, façade materials, office and residential space, access, circulation, loading and delivery, green building standards, and landscaping.

Commissioner Yeber requested clarification regarding the circulation access points.

Commissioner Buckner requested clarification regarding the loading zone and residential access points.

Commissioner Aghaei requested clarification regarding the available parking after 6:00 p.m. and if that would be part of the Parking Credits Program.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative stated the Parking Credits Program has not matured yet and would not be a part of this at this time.

Chair DeLuccio questioned the history of the streamline building.

JIM BANKS, WEST HOLLYWOOD, spoke in support of staff recommendation of approval.

ROY OLDENKAMP, WEST HOLLYWOOD, Vice-President, West Hollywood Preservation Alliance, has concerns with this item. He spoke regarding the buildings that are potentially eligible for listing as historic resources.

KEVIN BURTON, WEST HOLLYWOOD, has concerns with this item. He spoke regarding the buildings that are potentially eligible for listing as historic resources and bicycle lanes.

MANNY RODRIGUEZ, WEST HOLLYWOOD. He spoke in support of the design and had concerns regarding traffic impacts.

DAVID WARREN, WEST HOLLYWOOD, has concerns with this item. He spoke regarding traffic impacts. He requested a continuance.

LAUREN MEISTER, WEST HOLLYWOOD, has concerns with this item. She spoke regarding design, traffic impacts, mitigations and bonuses.

MIDGE BARNETT, WEST HOLLYWOOD, has concerns with this item. She spoke regarding traffic impacts.

RICHARD GIESBRET, WEST HOLLYWOOD, has concerns with this item. He spoke regarding traffic impacts, mitigations, massing, and construction mitigation.

BOBBIE EDRICK, WEST HOLLYWOOD, spoke in support of staff recommendation of approval.

FRANCES DIAZ, WEST HOLLYWOOD, spoke in support of staff recommendation of approval.

VICTOR OMELCZENKO, WEST HOLLYWOOD, opposes staff recommendation of approval.

GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

KRISY GOSNEY, WEST HOLLYWOOD, opposes staff recommendation of approval.

KATE EGGERT, WEST HOLLYWOOD, opposes staff recommendation of approval.

SHEILA HIGGINS, WEST HOLLYWOOD, has concerns with this item. She spoke regarding construction, parking, traffic impacts and increased density.

JAMES LITZ, WEST HOLLYWOOD, spoke in support of staff recommendation of approval.

STEPHANIE HARKER, WEST HOLLYWOOD, has concerns with this item. She spoke regarding the buildings that are potentially eligible for listing as historic resources, parking, and green building incentives.

LYNDIA LOWY, WEST HOLLYWOOD, has concerns with this item. She spoke regarding the buildings that are potentially eligible for listing as historic resources.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns with this item. She spoke regarding parking, elevator usage, water table, and traffic impacts.

ANSON SNYDER, WEST HOLLYWOOD, spoke in support of staff recommendation of approval.

GLENDA POLLACK, WEST HOLLYWOOD, has concerns with this item. She spoke regarding traffic impacts, construction and density.

JEN DUNBAR, WEST HOLLYWOOD, President, West Hollywood Preservation Alliance, opposes staff recommendation of approval.

CATHY BLAIVAS, WEST HOLLYWOOD, has concerns with this item. She spoke regarding the buildings that are potentially eligible for listing as historic resources.

COLE ETTMAN, WEST HOLLYWOOD, has concerns with this item. He spoke regarding traffic impacts and infrastructure.

MICHAEL FISK, WEST HOLLYWOOD, spoke in support of staff recommendation of approval.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK. THEIR POSTIONS ON THIS ITEM WERE READ INTO THE PUBLIC RECORD:

MICHAEL MOTEN, WEST HOLLYWOOD, opposes staff recommendation of approval.

SUSAN ISAACS, WEST HOLLYWOOD, opposes staff recommendation of approval.

RICHARD BLONS, WEST HOLLYWOOD, opposes staff recommendation of approval.

MIKE ZANNELLA, WEST HOLLYWOOD, opposes staff recommendation of approval.

ALLAN PULLMAN, LOS ANGELES, architect, presented the applicant's rebuttal. He spoke regarding the study of the possible integration of the historic buildings into the current design and stated it was extremely difficult to work around that particular building.

KATHLEEN TRUMAN, LOS ANGELES, applicant's representative, continued the applicant's rebuttal. She reiterated the EIR did analyze retaining the 9080 Santa Monica Boulevard potential historic building. The applicant has not disputed the findings, however, retaining the building would not result in a cohesive site design and it would also preclude building the Gateway building, it would preclude from building the four-level subterranean garage, and would also preclude from building the paseo through the development. The analyses found it was not feasible to retain the potentially eligible historic structure.

CHRIS BOWEN, WEST HOLLYWOOD, applicant's representative, continued the applicant's rebuttal. He spoke regarding the outreach component of the project.

STEVE AFRIAT, BURBANK, applicant's representative, continued the applicant's report. He stated this is an iconic project and urged recommendation of approval to the City Council.

THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 9:00 P.M.

Chair DeLuccio requested clarification regarding conditions of the bike lane and traffic calming.

Jennifer Alkire, Acting Senior Planner stated there is a condition stating the Street and Parkway Improvement Plan along Santa Monica Boulevard does not preclude the addition of a bike lane in the future. Regarding the traffic calming measures; the developer would work with the West Hollywood West Residents Association to incorporate any traffic calming. However, since those street segments were not identified as having impacts, we cannot require that as mitigation.

Chair DeLuccio requested clarification regarding possible monetary relief for traffic calming.

Christi Hogin, Assistant City Attorney, stated you can only impose mitigation measures that address impacts that are shown to be caused by this development. The fact that this developer has come forward does not create an opportunity for us to make the already bad situation better. What it does, it creates an opportunity for us to make sure that this development doesn't make it any worse that it is. The voluntary mitigations being offered are good neighbor measures to try and actually make a bad situation better. The City does not have the legal authority to require the developer to make the bad situation better.

Chair DeLuccio requested clarification regarding construction mitigation and noise, and questioned the integration of the possible historic building.

KATHLEEN TRUMAN, LOS ANGELES, applicant's representative, detailed the mitigation measures regarding insulated pile driving.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, stated for the record this project simply does not work if they try to integrate this potentially historic building.

Commissioner Altschul commented on the opportunity people have had over the last 14 years to make some effort to list this streamline modern building as historic. He stated there are laws on the books that say you cannot at the eleventh hour, come forward and put on the brakes and say you cannot take it any further, because we've just decided it needs to be listed. That is against the law and against City's regulations. He stated we do not have to, or can we put a stop to this for any particular period of time in order to get this accomplished.

Commissioner Aghaei requested further clarification regarding the nomination process and timelines.

Jennifer Alkire, Acting Senior Planner, stated for the record, the zoning ordinance prohibits the nomination at a local level of a building for which there is a complete application accepted for a development permit. However, that does not preclude nomination at state or national level. No matter what stage of the process, if there is evidence in the record that a building could be potentially historic, we study it as if it were. That is why we have it studied in the EIR as it is. It still remains a significant impact, whether it can be nominated or not.

The first circulation of the EIR that included the historic nomination was in 2008, and re-circulated in 2014. During that time no one came forward to file an application for the state or national register.

Commissioner Yeber requested clarification on the bike lane.

Jennifer Alkire, Acting Senior Planner stated if the city were to decide to complete the bike lane to Doheny Drive, it would probably involve the removal of the on-street parking. We would use that area for the bike lane.

Commissioner Yeber questioned if the city has looked at steps to preserve the residential parking for the residents who live in the neighborhoods and requested clarification regarding traffic flow into the project.

Jennifer Alkire, Acting Senior Planner stated it is common with a project like this to accommodate the neighborhood, so it does not have the spill over into the residential areas.

Bob Cheung, Senior Transportation Planner stated they would like to discourage a U-turn movement at Doheny Drive. Having an access point off of Almont Drive would alleviate that movement or demand. The idea is to offer two access points; one off of Santa Monica Boulevard for the east bound approach, and Almont Drive for the west bound approach, if possible.

Commissioner Buckner questioned and requested clarification regarding the water table.

Jennifer Alkire, Acting Senior Planner stated the hydrology was addressed in the EIR. The project will have de-watering during construction only. The project has been engineered to withstand the hydrologic pressure. Essentially the water would flow around the building; rather than having to pump the water out. It is designed to sit in the water table.

Vice-Chair Huebner had concerns regarding parking during the construction phase.

Jennifer Alkire, Acting Senior Planner suggested as part of the construction period mitigation plan requirements, a condition could be added under Condition 5.6 of Resolution No. PC 14-1089: stating *“expressly prohibiting construction parking on residential streets.”*

ACTION: Close public hearing for Item 10.B.: **Motion carried by consensus of the Commission.**

Commissioner Altschul sited the number of years this project has been in development. He stated it now appears to be a very possible and very feasible project, which the architect has made into a magnificent, beautiful and workable project. The vast majority of the neighborhoods have complemented the beauty and the facility of the project. All of the criticism of the project is somewhat reaching for something specious, because people do not want to be inconvenienced. Growth is growth. No growth is stagnation. West Hollywood has never been in favor of that. We don't want stagnation, and putting in-fill projects like this and taking a huge piece of property, making it useful, viable, and making it an economic boon to the economy of West Hollywood. There will be more residential facilities for market rate housing, a reasonable amount of affordable housing, wonderful new retail, and it will incorporate everything that is good about 21st century commercial uses. He stated this is going to be a marvelous addition to the city.

Commissioner Altschul moved to: 1) approve staff's recommendation of approval in its entirety.

Seconded by Vice-Chair Huebner.

Chair DeLuccio recited the motion. Recommendation to the City Council to: 1) certify the Environmental Impact Report (EIR); 2) recommend a zone text amendment, adding text to Chapters 19.10 and 19.14; and 3) recommending a demolition permit and development permit for the mixed-use development.

Vice-Chair Huebner added the following conditions: a) analyze a U-turn prohibition at Santa Monica Boulevard; and b) expressly prohibit construction parking on residential streets.

Commissioner Aghaei stated every city has a few sites by their location, which are iconic. Using those sites to their full potential becomes an important priority to the benefit of the city. He stated there is a beautiful gateway on the eastside of the city, and this is the gateway to the west. The benefits of this project and the importance of this location rise to a level that outweighs some of the concerns that were expressed. He stated his support of the motion.

Commissioner Yeber stated the impacts that exist now are significant regarding traffic, and the loss of a potential cultural resource. The benefits far outweigh those losses. He stated his support of the motion.

Commissioner Buckner stated her support of moving this forward to the City Council. She stated the design is beautiful, and is in favor of the paseo. It will be a fabulous place for people to gather and will revitalize that area.

Vice-Chair Huebner stated it is a very remarkable project, which has been in the works for a long time. He applauded the development team for being very collaborative with staff and with the residents. He stated this is a remarkable project, and it will be an incredible lantern as the western entrance to the city. He stated his support.

Chair DeLuccio is encouraged by the traffic calming mitigation measures, and the new construction mitigation measures that will be put to use. It would have been nice to preserve the streamline moderne building, but understands that it does not fit into the current design. This is a gateway project which is needed on the west side. He stated his support.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1087 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), ADOPT A MITIGATION MONITORING PROGRAM AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS IN CONJUNCTION WITH THE PROPOSED MIXED-USE DEVELOPMENT, LOCATED AT 9040-9098 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, 9001-9035 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA AND 601-633 ALMONT DRIVE, WEST HOLLYWOOD, CALIFORNIA;”

3) Adopt Resolution No. PC 14-1088 as presented: ““A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL ADOPT A ZONING TEXT AMENDMENT, ADDING TEXT TO CHAPTERS 19.10 AND 19.14 ESTABLISHING CRITERIA FOR THE GATEWAY MIXED-USE INCENTIVE OVERLAY ZONE; AND ADOPT A ZONING MAP AMENDMENT TO INCLUDE THE PROJECT SITE WITHIN THE GATEWAY MIXED-USE INCENTIVE OVERLAY ZONE IN CONJUNCTION WITH A MIXED-USE DEVELOPMENT, LOCATED AT 9040-9098 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, 9001-9035 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA AND 601-633 ALMONT DRIVE, WEST HOLLYWOOD, CALIFORNIA;”

4) Adopt Resolution No. PC 14-1089 as amended: a) *analyze a U-turn prohibition on westbound Santa Monica Boulevard at Doheny Drive, and b) expressly prohibit construction parking on surrounding residential streets;* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE DEMOLITION PERMIT AND A DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT, LOCATED AT 9040-9098 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, 9001-9035 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA AND 601-633 ALMONT DRIVE, WEST HOLLYWOOD, CALIFORNIA;” and 5) Close Public Hearing Item 10.B. **Moved by Commissioner Altschul, seconded by Vice-Chair Huebner Altschul and passes; noting Commissioner Shink absent.**

11. **NEW BUSINESS.** None.
12. **UNFINISHED BUSINESS.** None.
13. **EXCLUDED CONSENT CALENDAR.** None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

David DeGrazia, Current and Historic Preservation Planning Manager, provided an update of upcoming projects.

The Design District Plan Workshop #1 will be held on Sunday, June 22, 2014 at 1:00 p.m., West Hollywood Library Community Meeting Room.

The Eastside Working Group will be held on Wednesday, July 9, 2014 at 6:30 p.m., Plummer Park Community Center.

The West Hollywood West Neighborhood Overlay Zone and Design Guidelines meeting will be held on Tuesday, July 22, 2014, 7:00 p.m. – 9:00 p.m., West Hollywood Library Community Meeting Room.


15. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD commented on staff presentations and suggested staff gives their name and titles before presentations.

16. ITEMS FROM COMMISSIONERS. None.


17. ADJOURNMENT: Noting the cancellation of the Planning Commission meeting on Thursday, July 3, 2014, the Planning Commission adjourned at 9:40 P.M. to the next regularly scheduled meeting which will be on Thursday, July 17, 2014 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS 17TH DAY OF JULY, 2014.



DONALD DELUCCIO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY