



PLANNING COMMISSION MINUTES
Regular Meeting
July 17, 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 6:45 P.M.
2. **PLEDGE OF ALLEGIANCE:** Genevieve Morrill led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Buckner, Shink, Yeber, Chair DeLuccio.

Commissioners Absent: Vice-Chair Huebner.

Staff Present: 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, July 17, 2014 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Aghaei and passes; noting Vice-Chair Huebner absent.**
5. **APPROVAL OF MINUTES.**
 - A. **June 19, 2014**
ACTION: Approve the Planning Commission Minutes of Thursday, June 19, 2014 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Aghaei and passes; noting Vice-Chair Huebner absent.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.**
Stephanie DeWolfe, Community Development Director presented the Director's Report.

She stated the budget was approved at the last City Council meeting on Monday, July 7, 2014. An economic market study for the eastside was approved; which will be in support of the Eastside Community Plan, and the General Plan Annual Progress Report was also approved.

The City Council approved the miscellaneous text amendments with one exception; they removed the specific piece that referred to open space, and allowed open space to be included in interior space. They took that one piece out of the code amendments and tabled it.

There are no items scheduled from the Community Development Department for the next City Council meeting on Monday, July 21, 2014. The City Council meeting on Monday, August 4, 2014 has been cancelled, and the Melrose Triangle Mixed-Use Project will be heard by City Council on Monday, August 18, 2014.

8. ITEMS FROM COMMISSIONERS. None.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 8899 Beverly Boulevard; 8846-8908 Rosewood Avenue:

The proposal is to develop a mixed-use project that expands an existing non-conforming office building on Beverly Boulevard and converts it to residential use, and constructs new residential units on adjacent parcels on Rosewood Avenue. The total project site is 1.7 acres and development will total 211,395 gross square feet including retail, restaurant, and office uses; market-rate condominium units; affordable apartments; and subterranean parking and at-grade one-car garages on Rosewood Avenue.

Chair DeLuccio stated new information has been received from the applicant's representative.

Commissioner Buckner stated the public has not had an opportunity to review the new information that was received from the applicant's representative. She suggested continuing this item; so as the applicant can submit a revised proposal based on the new information they are asking the commission to consider.

Commissioner Shink moved to: 1) continue the item.

Seconded by Chair DeLuccio.

Commissioner Shink stated what the commission and the public are looking at are two completely different things. She stated the importance of whatever is contained in this letter, should be folded into the actual proposal; not a hypothetical proposal. This gives the public an opportunity to review and study the new information. Public comment will then become relevant to the proposed project.

Chair DeLuccio suggested the item be continued to Thursday, August 7, 2014.

Commissioner Altschul agreed there is new information; however he does not agree the new information is over and above the ability of anybody to comprehend it, if it was orally presented. He stated his support of the presentation.

Commissioner Yeber stated his support of the motion. He stated one of the things that potentially could happen, is a re-review by staff, which could change the outcome of their recommendation. He stated the commission is not operating on a complete set of documents and materials. The community who would be most affected is in the same position. He stated it would benefit the entire project in the long run if we give the applicant a couple more weeks to fold all these new ideas and proposals into one application.

JEFF HABER, LOS ANGELES, Paul Hastings, applicant's representative, stated the public should have an opportunity to speak tonight about the project. He also acknowledged they have agreed with the staff recommendation with respect to housing. There are no open issues that haven't been analyzed by housing. The only things they have proposed are really quite simple. He stated: 1) they would accept a condition that would reduce the density on the Rosewood Avenue side of the single-family homes from thirteen duplexes and triplexes, to ten single-family homes; and 2) they would accept a reduction of the units on the Beverly Boulevard side by two units. He recommended all public testimony should be heard, and then a decision should be made if more time is needed.

Christi Hogin, Assistant City Attorney, detailed the parliamentary procedures regarding the conditions of public comment at a public hearing. She stated the public will have a chance to speak to both this proposal and the revised proposal; however, ultimately the commission will have to make a decision based on the evidence in one full record.

If the question is; is there a lack of clarity whether or not the staff has analyzed the project that is actually being proposed, and whether or not the environmental review reflects an analysis of the project that is actually being proposed, and whether the public has had an opportunity to understand and be shown the project that is actually being proposed. The question is whether or not a public hearing tonight is productive.

The public would be able to speak both times, because essentially they would be talking about two different iterations of the project. However, she clarified this would be up to the commission.

Chair DeLuccio stated he has no objections to hearing from the public at this time.

Commissioner Yeber had concerns, stating the community and the commission are looking at a staff report which basically recommends denial; when that might not be the case after this new material is folded in to the report.

Commissioner Shink clarified she made the motion just to continue the item. Public comment was not up for debate at the time she made the motion. She stated it is for the public's benefit. There are currently two iterations. The public would be better served by actually having what's in front of them and the commission.

Chair DeLuccio made a substitute motion: 1) hear public testimony, and 2) continue the public hearing to Thursday, August 7, 2014.

Seconded by Commissioner Altschul.

Christi Hogin, Assistant City Attorney clarified the motion and the proposed action. The commission will hear anyone who wants to speak tonight, and continue the public hearing to Thursday, August 7, 2014. There will be no staff report, and no presentation. The applicant will have five minutes to present the proposed changes only and public testimony will be taken.

ACTION: 1) Receive public testimony; and 2) continue the public hearing to Thursday, August 7, 2014. **Moved by Chair DeLuccio, seconded by Commissioner Altschul and passes; noting Commissioner Aghaei and Commissioner Yeber voting NO, and Vice-Chair Huebner absent.**

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

JEFF HABER, LOS ANGELES, Paul Hastings, applicant's representative, presented the applicant's report on the proposed changes. The proposed changes are the city's affordable housing conditions. The other two changes are important to the neighborhood and the environmental review. On the Rosewood Avenue side, there is a desire not to have attached townhomes on that side. Instead of the attached townhomes, they are recommending they would accept a condition that would state; instead of the thirteen attached townhomes, there would be ten detached single-family homes. There would still be condominium air-space lots, but would abide by the setbacks, heights, and floor area ratio (FAR) for single-family homes. There would still be an affordable building on the Rosewood Avenue side, and there would still be a pool for the residents of the project. We would reduce the size of the pool house, make the pool an outdoor pool, and make the pool house 1,500 square-feet.

The other issue was to deal with staff's concern about having to do additional environmental review. The number of projects proposed in the project application, and analyzed in the environmental impact report (EIR), is eighty-one. The number of units as part of the affordable housing conditions would be increased from twelve to seventeen. In order for the city not to do additional environmental analyses, the market rate units would be reduced by five. He suggested staff bring back resolutions at the next hearing to either recommend approval with conditions, or denial of the project.

JOSEPH CLAPSADDLE, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

LAUREN MEISTER, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

JIM PERKINS, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

KRISE KENT, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

MANNY RODRIGUEZ, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, opposes staff's recommendation of denial.

ELLIOT KRISTEL, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding massing and size.

MATT LAVIN, WEST HOLLYWOOD, opposes staff's recommendation of denial.

ROBERT SALTZBURG, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the developer's intentions and design standards.

COREY EPSTEIN, WEST HOLLYWOOD, opposes staff's recommendation of denial.

SETH MEIER, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

ERIC KRAFT, WEST HOLLYWOOD, opposes staff's recommendation of denial.

MICHAEL RICH, LOS ANGELES, read into the record a letter from JOEL BECKER, WEST HOLLYWOOD, opposing staff's recommendation of denial.

DEBORAH WEISS, WEST HOLLYWOOD, opposes staff's recommendation of denial.

RICA BURTON, WEST HOLLYWOOD, opposes staff's recommendation of denial.

SERGIA SANCHEZ, WEST HOLLYWOOD, opposes staff's recommendation of denial.

RYAN LAWRENCE, LOS ANGELES, opposes staff's recommendation of denial.

AARON WOLF, WEST HOLLYWOOD, opposes staff's recommendation of denial.

FRED SHAPIRO, WEST HOLLYWOOD, opposes staff's recommendation of denial.

SHILLY CORONADO, WEST HOLLYWOOD, opposes staff's recommendation of denial.

JEFF GOLD, LOS ANGELES, opposes staff's recommendation of denial.

ADAM BERSIN, LOS ANGELES, opposes staff's recommendation of denial.

DARREN EMBRY, WEST HOLLYWOOD, opposes staff's recommendation of denial.

BORA HWANG, WEST HOLLYWOOD, opposes staff's recommendation of denial.

HARRIS SHEPARD, WEST HOLLYWOOD, opposes staff's recommendation of denial.

MARIAN, HASSETT, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding traffic issues.

CHRISTINE MEIER, WEST HOLLYWOOD, spoke in support staff's recommendation of denial.

RYAN MAKHANI, WEST HOLLYWOOD, opposes staff's recommendation of denial.

CARLOS FLOREZ, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding density, height and massing.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the parking lot and design.

RICHARD GIESBRET, WEST HOLLYWOOD, President, West Hollywood West Residents Association, has concerns regarding this item. He spoke regarding height, massing, zoning, design, and streetscape.

RAISA MARKOVA, WEST HOLLYWOOD, opposes staff's recommendation of denial.

MUSETTA CELENTANO, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding height, massing, and neighborhood compatibility.

ROBERT GOODMAN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding construction and single-family homes.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding adaptive reuse, and neighborhood compatibility.

MILLI, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding neighborhood compatibility.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK:

RICHARD BLONS, WEST HOLLYWOOD, MICHAEL ZANNELLA, WEST HOLLYWOOD, JASON ILLOULIAN, WEST HOLLYWOOD, STEVE RODRIGUEZ, WEST HOLLYWOOD, ROD SPROTT, WEST HOLLYWOOD, JOEL RING, WEST HOLLYWOOD, GARY TRUDELL, WEST HOLLYWOOD, LAUREN WALKER, WEST HOLLYWOOD, RYON FARBER, WEST HOLLYWOOD, MARJAN MIRANI, WEST HOLLYWOOD.

Commissioner Yeber stated at this time, there is only one rendering provided. He requested better documentation for evaluation when this item is brought back.

Commissioner Altschul recommended staff return with alternatives.

Chair DeLuccio reminded everyone the public hearing is still open and is officially continued to Thursday, August 7, 2014.

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

15. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD commented on the Board of Supervisors, the Regional Planning Commission, and the London Hotel.

LARRY BLOCK, WEST HOLLYWOOD, commented on building, development and zoning code revisions.

16. ITEMS FROM COMMISSIONERS. None.

17. ADJOURNMENT: The Planning Commission adjourned at 8:25 P.M. to a specially scheduled meeting which will be on Thursday, July 31, 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 31ST DAY OF JULY, 2014.



ROY HUEBNER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY