



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**December 4, 2014**

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

1. **CALL TO ORDER:** Acting Chair Aghaei called the meeting of the Planning Commission to order at 6:40 P.M.
2. **PLEDGE OF ALLEGIANCE:** Donald DeLuccio led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Altschul, Buckner, DeLuccio, Shink, Yeber, Vice-Chair Aghaei.  
  
Commissioners Absent: Chair Huebner.  
  
Staff Present: Antonio Castillo, Associate Planner, Jennifer Alkire, Associate Planner, Stephanie Reich, Urban Designer, Lisa Belsanti, Public Information Manager, Donn Uyeno, Senior Civil Engineer, Joanna Hankamer, Senior Contract Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
**Item 10.C. – 8350 Santa Monica Boulevard.**  
Acting Chair Aghaei stated there have been substantial changes to the design of the project; which will necessitate another review by the Design Review Subcommittee. Therefore, this item will not be considered, and will be continued to a date uncertain.  
  
Since this was a legally noticed public hearing, the public will be given a chance to voice their concerns during the Public Comment section of the agenda (Item 6)  
  
This item will be legally re-noticed for a new public hearing; including all public speakers.  
  
**Item 10.D. – West Hollywood Park Phase II Implementation Project.**  
Commissioner DeLuccio requested this item be moved to the Consent Calendar as Item 9.A.  
  
**ACTION:** Approve the Planning Commission Agenda of Thursday, December 4, 2014 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes; noting Chair Huebner absent.**
5. **APPROVAL OF MINUTES.**  
Commissioner Yeber requested the following corrections: 1) page 8 of 10, third paragraph; there is a misspelling. It should read *“He [stated] you can’t argue about...”* and 2) page 4 of 10; 7<sup>th</sup> paragraph; needs further clarification.

**A. October 16, 2014**

**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, October 16, 2014 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner and passes; noting Chair Huebner absent.**

**6. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the protocol regarding public speakers.

Lauren Langer, Acting Assistant City Attorney, clarified for the record the public has the legal right to speak anonymously. They do not have to reveal their name or city of residence.

*Commissioner DeLuccio recused himself from the dais at this time; noting his residence is within the 500 foot radius of the project site.*

**THE FOLLOWING PUBLIC SPEAKERS WERE ALLOWED TO COMMENT ON ITEM 10.C. – 8650 MELROSE AVENUE; WHICH WAS OFFICIALLY CONTINUED TO A DATE UNCERTAIN:**

JANET YONATY, WEST HOLLYWOOD, has concerns regarding this item. She commented on the size of the project and stated it does not belong on Norwich Drive.

MELANIE LEVITT, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the massing, parking, deliveries, safety and privacy.

TOM FLEMING, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the massing and stated this project should not be allowed to be built as submitted. He requested the commission allow what is mandated by the zoning ordinance.

AMOS NEWMAN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the size, massing, traffic, and public safety. He submitted a petition in support of a fixed cul-de-sac at the north end of Norwich Drive.

LAUREN MEISTER, WEST HOLLYWOOD, has concerns regarding this item. She questioned what happened to the Melrose Specific Plan.

POPPIE HARRIS, WEST HOLLYWOOD, has concerns regarding this item. She stated the project is out of scale to the neighborhood, and spoke regarding traffic, crime, and parking concerns. She mentioned a fixed cul-de-sac on Norwich Drive is needed.

RICHARD GIESBRET, WEST HOLLYWOOD, President of West Hollywood West Resident's Association, has concerns regarding this item. He spoke regarding parking issues, and commented on the building exterior, trash bin and delivery areas, and expanding the pocket park in front of the building. He requested staff study how the driveway can be covered to attenuate the sound to the adjacent residences. He was in support of a cul-de-sac.

LUIS MARQUEZ, WEST HOLLYWOOD, has concerns regarding this item. He stated a cul-de-sac needs to be incorporated into the project, and spoke regarding communication concerns with the developer.

LESLIE KARLISS, WEST HOLLYWOOD, has concerns regarding this item. She spoke in support of a cul-de-sac, and rebutted the misrepresentations set forth in the applicant's attorney letter as Exhibit B of the staff report.

SHEILA HIGGINS, WEST HOLLYWOOD, has concerns regarding this item. She spoke in support of a cul-de-sac, commented on positive change and requested the developer be held to the zoning standards.

**THE FOLLOWING SUPPORT STAFF'S RECOMMENDATION OF APPROVAL, BUT CHOSE NOT TO PUBLICLY SPEAK REGARDING ITEM 10.C. – 8650 MELROSE AVENUE; WHICH WAS OFFICIALLY CONTINUED TO A DATE UNCERTAIN:**

RICHARD KARLISS, WEST HOLLYWOOD.

*This ends the general public comment on Item 10.C. – 8650 Melrose Avenue, West Hollywood, California.*

Commissioner Altschul requested clarification regarding the Melrose Specific Plan.

David DeGrazia, Current and Historic Preservation Planning Manager, stated there is currently no plan in the works for a Melrose Specific Plan. He specified this falls under the Long Range and Mobility Planning division work plan, and would return with an affirmative update.

*Commissioner DeLuccio returned to the dais at this time.*

## **7. DIRECTOR'S REPORT.**

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

At the City Council meeting on Monday, October 20, 2014: they approved the revised design for the Edition Hotel on Doheny Drive and Sunset Boulevard. This completes the review process for that hotel and will be moving forward.

City Council meeting on Monday, November 3, 2014: they approved the Neighborhood Overlay Zone and Design Guidelines for the West Hollywood West neighborhood.

City Council meeting on Monday, December 1, 2014: the applicant was requesting a parking overlay zone for the property at 536 West Knoll Drive. Prior to the council meeting, the applicant suggested some changes to the application. Therefore, the City Council remanded the project back to the Planning Commission.

She clarified there is a work plan to do a Specific Plan for the Design District. That process was originally started with a Streetscape Master Plan, and staff intends to work towards doing a community plan or a specific plan for that portion of the city. However, it is not actually budgeted or has been given a timeframe at this time. The council identified some other priorities that need to be completed before staff moves into that document.

**8. ITEMS FROM COMMISSIONERS.** None.

*Noting no public speakers; the following public hearing item was moved to the Consent Calendar as part of the amended agenda.*

**9. CONSENT CALENDAR.**

**A. West Hollywood Park Phase II:**

The Planning Commission determined the general plan consistency for the proposed West Hollywood Park Phase II Implementation Project, located at 647 N. San Vicente Boulevard, West Hollywood, California.

**ACTION:** 1) Adopt Resolution No. PC 14-1109 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, FINDING GENERAL PLAN CONSISTENCY PURSUANT TO W.H.M.C. SECTION §19.01.040.K.1, FOR THE PROPOSED WEST HOLLYWOOD PARK PHASE II IMPLEMENTATION CAPITAL IMPROVEMENT PROJECT, LOCATED AT 647 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes; noting Chair Huebner absent.**

**10. PUBLIC HEARINGS.**

**A. 837-849. 850 N. San Vicente Boulevard (Sa Vicente Inn):**

Antonio Castillo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, December 4, 2014.

He provided a history of the property and stated the applicant is requesting for the rehabilitation and restoration of a designated cultural resource, demolition of non-historic buildings, and construction of new facilities for an existing urban inn.

The property owner plans to continue adaptive reuse of the property, and proposes to rehabilitate portions of the existing historic buildings. The project would provide much needed reinvestment in the property. Many of the buildings are in poor condition.

*West Parcels (837-849 San Vicente Boulevard):*

- Demolition of the non-historic buildings at the rear;
- Reconfiguration of existing building interior layouts;
- New two-story recreation/auxiliary room;
- New detached guest unit structures; and
- New restaurant with indoor and outdoor dining for Inn guests and the public.

*East Parcel (850 San Vicente Boulevard):*

- Demolition of existing carport at the rear;
- Reconfiguration of the building interior layout; and
- New four-story, 22-guest unit addition.

The Rehabilitation Incentives would allow the project to deviate from certain operational criteria and development and performance standards for Urban Inns. The request also includes a new Restoration/Rehabilitation and Maintenance Plan. Additionally, an amendment to the existing Conditional Use Permit is requested to allow the Inn to operate a dining room as a guest-focused, secondary amenity with incidental alcohol service. The project proposes to provide all required parking spaces at an off-site facility.

Because of the new construction and request to amend the existing Conditional Use Permit, the Planning Commission has final authority to approve or deny the project with consideration of the Historic Preservation Commissions recommendation.

On October 27, 2014, the Historic Preservation Commission reviewed the project and focused on the Certificate of Appropriateness and Rehabilitation Incentives as they relate to the entire project.

The applicant retained the services of Chattel, Inc., Historic Preservation Consultants to prepare a *Secretary's Standards Conformance Review* report. In addition to identifying how the project conforms to the *Secretary's Standards*, the report includes an updated ten-year Restoration/Rehabilitation and Maintenance Plan. As identified in the new Ten-Year Plan, the majority of the proposed project will be completed within the first two years of initiating the construction. A schedule for implementing annual and periodic maintenance tasks are indicated in the Plan.

The buildings are currently in a state of disrepair due to years of neglect and deferred maintenance. In order to make the restoration and rehab physically and financially feasible, the applicant has requested certain rehabilitation incentives.

The property's current condition is documented through photos and the Rehabilitation/Restoration and Maintenance Plan. The investment in rehabilitation of the four designated buildings, will allow continued life for the contributors to the Old Sherman Thematic Grouping.

The preservation approach taken for the historic buildings will essentially function to make the proposed project self-mitigating with respect to any impacts on historic resources. This is accomplished by the rehabilitation of the designated buildings and improvements to the site in order to reinforce their historic integrity restore features that have been altered over time, reconsider the size and shape of features such as added dormers, and better distinguish the historic buildings from the portions of the building that will be added.

Staff supports the project, given that the work will help preserve the cultural resource. Without the requested rehabilitation incentives, the historic property may continue to deteriorate as upkeep and maintenance of the urban inn may not be financially feasible. The savings provided by a Mills Act Contract would continue to provide the resources necessary for the preservation, rehabilitation, and maintenance of the property and site.

The demolition and construction of new facilities would not adversely impact the property's historic character. The proposed work would be subject to conformance to the *Secretary of the Interior's Standards for Rehabilitation*, and the continued use of the urban inn is compatible with the residential uses within the neighborhood.

The following conditions have been revised to draft Resolution No. PC 14-1105:

9.1) The table below indicates the hours of operation for the ancillary uses. (\_\_\_\_\_ CHPP, Code Compliance)

	Hours
Restaurant (Interior)	6:00 am to 2:00 am (daily)
Restaurant (Outdoor Patio)	8:00 am to 12:00 am (daily)
Sale & Service of Alcohol (Interior)	8:00 am to 1:30 am (daily)
Sale & Service of Alcohol (Outdoor)	8:00 am to 12:00 am (daily)
Guest Room Cabinet	8:00 am to 2:00 am (daily)

Auxiliary and Recreation Rooms	6:00 am to 2:00 am (daily)
Outdoor Special Events	8:00 am to 10:00 pm (daily)
Roof-Top Patio at 850 San Vicente Blvd	8:00 am to 10:00 pm (daily)

9.32) The service of alcoholic beverages to any patron at the restaurant shall be permitted only if incidental to meal service. The service of appetizers and desserts qualifies as meal service. The entire food menu shall be available during all business hours and the kitchen shall be operational during all business hours. All tables shall be furnished with cutlery, condiments and other eating utensils. No alcohol service shall be permitted within the rooftop patio at 850 San Vicente Boulevard, except through a Special Event Permit. (\_\_\_\_ Code Compliance)

9.36) The urban inn shall provide a guest check-in area on each side of the street. (\_\_\_\_ CHPP)

11.1) The project shall provide the minimum parking spaces within an off-site parking facility as follows:

Use	Number of Guest Units or Square Footage	Parking Required (per Parking Demand Study)
Guest Units	32	16
Restaurant	2,199 SF	10.64
Outdoor Dining	900 SF	4.36
Auxiliary Room	983 SF	13.35
Recreation Room	1,153 SF	15.65
Total Parking Required		<b>60</b>

11.2) The applicant shall maintain a continuous lease agreement for up to 45 off-site parking spaces at 815 N. Palm Avenue. Between the hours of 6:30 pm to 11 pm daily, the operator shall maintain a continuous lease agreement for up to 15 parking spaces. Any required parking use permit shall be obtained prior to any building permit issuance. Proof of off-site parking lease agreement shall be submitted to the Community Development Department annually by January 31. Any alternate or secondary off-site parking facility shall be reviewed by the Director of Community Development through a parking use permit. (\_\_\_\_ CHPP)

- 11.4) The permittee (applicant) shall notify the City within thirty (30) days of any change of ownership or use of the property at 815 N. Palm Avenue and of any termination or change of terms of the off-site parking lease agreement that affects the availability of the 45 parking spaces.  
(\_\_\_\_\_ CHPP)
- 11.5) Prior to issuance of Building Permits, the applicant shall submit a parking operations plan to the Director of Community Development for review and approval. The plan shall require a loading and unloading area on each side of the street and specify valet staging and operations, rates charged for parking if any, method of payment for parking, whether parking for employees will be subsidized, etc. (\_\_\_LRMP)

Staff recommends that the Planning Commission adopt the revised draft Resolution and approve the proposed project.

Stephanie Reich, Urban Designer, presented the Design Review Subcommittee report. She stated the subcommittee was very supportive of the design, as was the Historic Preservation Commission.

The new buildings behind the existing historic buildings are complimentary to those historic buildings and will enhance the overall site. Staff has worked with the applicant team; prior to and after submittal. There were a number of improvements identified that the Design Review Subcommittee agreed with. The applicant team has already begun to make those very minor changes.

The Design Review Subcommittee and staff are very supportive of the project design.

Commissioner Shink requested clarification regarding staff comments; recommending some consideration given to providing fenestration and texture of the facades. She questioned if that has been addressed, or if it needs to be possibly conditioned.

Stephanie Reich, Urban Designer, stated she does not believe that one has been addressed, and affirmed the commission could add that as a condition.

Commissioner DeLuccio questioned if some of the minor design changes have been incorporated into the conditions of approval.

Stephanie Reich, Urban Designer, stated they have been included in the conditions.



Commissioner DeLuccio requested clarification regarding alcohol use on the roof-top.

Antonio Castillo, Associate Planner stated the request is to provide alcohol as part of the restaurant, but also part of the amenities. He clarified the condition that was added was to limit alcohol service to the rooftop at 850 N. San Vicente Boulevard.

Commissioner DeLuccio requested clarification regarding the location of the 15 parking spaces in regards to the continuous lease agreement.

Antonio Castillo, Associate Planner stated those have been identified at 820 N. San Vicente Boulevard (United States Post Office property).

Commissioner Buckner requested clarification and questioned if the urban inn code requirements were developed specifically for this urban inn, and requested further clarification regarding the elimination of the owner/operator.

David DeGrazia, Current and Historic Preservation Planning Manager stated it is possible these requirements were developed just prior to this urban inn.

Antonio Castillo, Associate Planner stated the applicant has requested to eliminate the residency requirement and instead provide twenty-four hour urban inn staff (concierge) to provide those services.

Commissioner Yeber questioned the existing historic building located at 850 N. San Vicente Boulevard. He requested clarification regarding the request to raise it from its current, non-original foundation by five feet in order to align with the second level of the new building, and questioned the "living room."

Antonio Castillo, Associate Planner clarified the "living room" is in fact the lobby.

Commissioner Yeber questioned the landscaping along San Vicente Boulevard. He stated he would like to see more consistency to what is currently on San Vicente Boulevard. He was not in favor of the proposed Ginkgo trees.

Stephanie Reich, Urban Designer stated the planting plan that was received is conceptual. One of the conditions is to finalize all the planting prior to building permits. She reiterated there currently is no consistency along San Vicente Boulevard, and that will be part of staff's consideration.

Commissioner Buckner questioned if any of the neighbors had any concerns regarding the rear set-back.

Antonio Castillo, Associate Planner stated there have been no comments regarding the rear set-back.

Commissioner Shink questioned if there has been a shade and shadow study completed.

Antonio Castillo, Associate Planner stated there has not been a shade and shadow study conducted. Staff did not feel it was merited.

Commissioner DeLuccio questioned the rationale how a shade and shadow study was not warranted, and requested clarification regarding the incentives.

Antonio Castillo, Associate Planner stated a shade and shadow study is usually not essential if there are no other sensitive uses within the immediate surrounding area.

Commissioner DeLuccio disclosed for the record he made a site visit and met with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Shink disclosed for the record she spoke with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he made a site visit and met with the applicant's representatives. They discussed matters contained in the staff report.

Acting Chair Aghaei disclosed for the record he made a site visit and met with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Buckner had no official disclosures.

Commissioner Yeber disclosed for the record he made a site visit, met with the applicant's representatives and owner. They discussed matters contained in the staff report.

Acting Chair Aghaei opened the public hearing for Item 10.A.:

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's report. He provided a history of the property. He stated this is an adaptive reuse of a city cultural resource. The project will remain an urban inn; changing from twenty-nine rooms to thirty-two rooms; adding a dining area and a recreation room. The two buildings will be operated under one management company. It will go from fifteen parking spaces to forty-five legitimate parking spaces, with a valet operator. He introduced the applicant's team.

KATE BARTOLO, WEST HOLLYWOOD, continued the applicant's report. She spoke and detailed the project site, and neighborhood compatibility. She stated the floor area ratio is .75 to 1, and the maximum height on the east side of the property is lower than two other buildings within the same block. The way the new buildings are organized on the west side property creates a sound buffer around the restaurant. The project is now a self-contained business model. The project on the west side will be an urban retreat, and the project on the east side will be more where the patrons are encouraged to sleep and enjoy West Hollywood.

There is a check-in and loading and unloading on both sides of the street. She spoke regarding the valet parking operations. She stated Uber will be emphasized, and staff will be given free bus passes. The outdoor hours on the east side will be until 10:00 p.m., and midnight on the west side. She detailed the landscaping, historic preservation, and neighborhood support.

She stated there was a discrepancy regarding the hours of the interior restaurant, and specified the earlier hour will govern. The valet parking will be maintained on a skeleton crew basis in the early morning hours. The entire basis for the rehabilitation incentives is they have a clearly delineated and established economic hardship.

The historic buildings were originally built in 1897. They have never been rehabilitated and are crumbling. The status quo is not an option.

Commissioner Altschul requested clarification regarding commercial usage on San Vicente Boulevard.

Commissioner DeLuccio requested clarification regarding the restaurant hours.

KATE BARTOLO, WEST HOLLYWOOD, applicant's representative stated the hours for the outdoor patio on the west side would be until midnight. The interior restaurant would stay open until 2:00 a.m. On the east side the outdoor area would be closed at 10:00 pm.

MARC APPLETON, SANTA BARBARA, architect, continued the applicant's report. He spoke regarding the location of the properties, and detailed the dining space, recreation room, auxiliary room, new guest rooms, pool, terrace decking, historic cottages, and landscaping.

He detailed the bungalow on the east side, stating it will be raised five feet to align it with the second level of the new building; but this will also provide ADA access. He spoke regarding design, materials, historic character, entrance canopy, refinements to the fence and gates, windows, elevator tower, fenestrations, and wood elements. He specified the restored and rehabilitated compound will be a great addition to the community.

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

TODD BIANCO, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

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

LT. DAVE SMITH, WEST HOLLYWOOD, LOS ANGELES COUNTY SHERIFF'S DEPARTMENT, spoke in support of staff's recommendation of approval.

MICHAEL WEISMAN, LOS ANGELES, representing Neighborhood Planning Support Incorporated, opposes staff's recommendation of approval. He stated the findings for the rehabilitation incentives cannot be made because the developer cannot prove economic hardship. There are problems with the CEQA analyses. He requested a mitigated negative declaration or a full Environmental Impact Report. The parking use permit should not be granted and requested the Planning Commission deny the project.

JEN DUNBAR, LOS ANGELES, President of the West Hollywood Preservation Alliance, spoke in support of staff's recommendation of approval.

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

STEVEN UPCHURCH, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

SIMA TABRIZI, WEST HOLLYWOOD, DAVID BURNS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

SUSANA RITTER, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

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

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval, but has concerns regarding this item. She spoke regarding the hours of sales and service of alcohol, and the valet parking operations.

KEN DIGREGORIO, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

RICHARD GIESBRET, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

**THE FOLLOWING SUPPORT STAFF'S RECOMMENDATION OF APPROVAL, BUT CHOSE NOT TO PUBLICLY SPEAK:**

ARLENE KRANTZ, WEST HOLLYWOOD, ROBERT LUNDALL, WEST HOLLYWOOD, KEITH COX, WEST HOLLYWOOD, MICHAEL FISK, WEST HOLLYWOOD, JUDSON GREENE, WEST HOLLYWOOD.

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's rebuttal. He reiterated the finding of facts can be made for this project, and stated there was a negative declaration prepared by Rincon. It was determined that there is no excessive light or glare coming from the project that would create shade, shadow or glare impacts. He urged approval of the project.

Commissioner DeLuccio stated his support of the project. He spoke regarding the positive outreach to the community, and commented on all the documentation and extensive preparation to making the finding of facts.

Commissioner Altschul stated his support of the project. He spoke regarding the positive outreach and participation of the community.

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

**Seconded by Commissioner Altschul.**

Commissioner Yeber stated this is a great example of applying rehabilitation incentives. He applauded the owner, and applicant's team, as well as the community for working together. He commended Mr. Klein as a faithful steward to the Sunset Tower and believes he will execute the same kind of enthusiasm and energy for this property. He stated his support of this project.

Commissioner Shink stated this is exactly what we are looking for in the community. She commended the applicant's team, owner and community, and stated her support of the project.

Commissioner Buckner requested clarification regarding Condition 9.8. - Operations. She questioned if both properties would have one manager on-duty at all times. She also requested clarification regarding the outdoor music.

Antonio Castillo, Associate Planner stated there will be one on-site manager, with twenty-four hour staff available. Therefore, the one manager will be responsible for all staff provided at both locations. He clarified all outdoor music will be ambient as stated in Conditions 9.13 and 9.14.

Commissioner Buckner stated her support of the project.

Acting Chair Aghaei stated this is a great opportunity for the developer to come in and turn this into what it can be. He commended the community for coming together and stated his support of the project.

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

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 14-1105 as amended by staff: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CERTIFICATE OF APPROPRIATENESS, REHABILITATION INCENTIVES, DEMOLITION PERMIT, DEVELOPMENT PERMIT, AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT, ADMINISTRATIVE PERMIT, AND PARKING USE PERMIT IN CONJUNCTION WITH THE ADOPTION OF A NEGATIVE DECLARATION FOR THE REHABILITATION, RESTORATION AND CONSTRUCTION OF NEW FACILITIES FOR THE SAN VICENTE INN LOCATED AT 837-849, 850 NORTH SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." and 3) Close Public Hearing Item 10.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes; noting Chair Huebner absent.**

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:25 P.M. AND RECONVENED AT 8:30 P.M.**

**B. 547 N. West Knoll Drive:**

Jennifer Alkire, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, December 4, 2014.

She provided a history of the property and location information. She stated the request is to construct a new residential duplex over a commercial parking area on a property in the R1B zoning district within the Parking (PK) Overlay. The project consists of 2,758 square feet of residential area, and twenty-two commercial parking spaces. Parking is provided on the ground level; while the duplex will be raised above.

The PK Overlay district was created to allow for residentially zoned parking lots to remain without being non-conforming. This is an existing PK Overlay site, which will become more residential in nature, due to the duplex.

Stephanie Reich, Urban Designer presented the Design Review Subcommittee report. She stated the proposal takes advantage of the R1B Zone and the PK Overlay and identified this project is appropriate to both residential and commercial properties. She detailed the massing, and stated the contemporary vernacular design fits perfectly for both the residential and commercial neighborhoods.

She identified a number of items which were called out to the design review subcommittee to refine the design. Staff felt the massing of the project and the overall sensibility, and design of the project was very good and supported. However, there could be some refinements to the landscaping and to the elevations, to which the subcommittee agreed. Those items of concern have all been conditioned.

Jennifer Alkire, Senior Planner stated the site is appropriate for the uses that are proposed, and the proposal fits on the uniquely located site. The project makes the site residential, versus purely commercial for parking, while continuing to add parking to the vicinity.

As conditioned in the draft resolution, staff recommends approval.

Commissioner DeLuccio disclosed for the record he drove by the site.

Commissioner Shink disclosed for the record she drove by the site.

Commissioner Buckner had no official disclosures.

Commissioner Yeber had no official disclosures.

Commissioner Altschul had no official disclosures.

Acting Chair Aghaei had no official disclosures.

Acting Chair Aghaei opened the public hearing for Item 10.B.:

KERVIN LAU, representing the architect, presented the applicant's report. He provided a history of the current lot, and spoke regarding neighborhood zoning. He stated the parking will continue to serve the commercial buildings adjacent to the site, as well as providing enough space for the units above. Seven parking spaces will be replaced with landscaping and common areas within the front yard setback; reducing the parking from thirty-three spaces to twenty-six. He detailed the architectural elements of the building and spoke regarding materials, colors, textures, patterns, massing, scaling, landscaping, and height.

LAUREN MEISTER, WEST HOLLYWOOD, has concerns regarding this item. She stated a parking overlay is not a desirable situation in any residential zone. The findings need to specifically state the project would not be setting a precedent of a new hybrid land use. If approval of this project would encourage future commercial encroachment on residentially zoned property, then approval would be detrimental to all residential neighborhoods.

JESSICA GHADIR, LOS ANGELES, spoke in support of staff's recommendation of approval.

RICHARD GIESBRET, WEST HOLLYWOOD, President of West Hollywood West Residents Association, has concerns regarding this item. He stated they are against the incursion of the parking overlay zone, which pre-dates the City. He also stated they are against the modification of the overlay zone. This seems contrary to the General Plan. They support the reversion of this property back into residential and encourage the construction of commercial parking in the parking districts and buildings where it is needed. Not in residential. He encouraged denial.

GENE TOLEGIAN, WEST HOLLYWOOD, has concerns regarding this item. He stated he does not support this item. He spoke regarding the current parking lot, and the design of the proposed project. He urged denial of the project.

MARGO SEGAL, WEST HOLLYWOOD, has concerns regarding this item. She spoke against development in the neighborhood, construction noise, and increased traffic. She does not want any more change.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding this could start a precedent and urged denial.

KERVIN LAU, representing the architect, presented the applicant's rebuttal. He stated the proposed building is smaller in scale to the overall neighborhood. There is a proposed buffer between the commercial and residential areas, and this development is below the residential building height. It is a modern contemporary design and it will be an addition to the neighborhood.

Commissioner Shink had concerns regarding the possible precedent and a hybrid land use this could set. She requested staff to elaborate.

Lauren Langer, Acting Assistant City Attorney stated this project is unique, and not sure the city has actually seen this before. She acknowledged this is a parcel that is already a zoned overlay and there is already an existing parking lot. What the applicant is attempting to do is to make it more compatible with residential use by covering up the parking lot and adding residential on top. She stated she is not aware of many other existing parking lots in residential zones that would actually set a precedent.



Commissioner Yeber requested clarification regarding new parking coming into a residential zone.

Jennifer Alkire, Senior Planner stated in order for a property that is currently zoned only residential to have commercial parking, they would have to go through a re-zoning process to place it in the Parking (PK) Overlay District. It is a completely different process, and this would not be precedent setting. This is an existing use within that parking overlay district. It's already mapped, it's already an existing, allowed parking lot.

David DeGrazia, Current and Historic Preservation Planning Manager stated the parking overlay districts were established for parking lots that were already in existence. The city has never established a new parking overlay on a parcel that did not already have a parking lot on it. This was established after cityhood, to maintain the parking lots that were in existence at that time. It has not been the practice of the city to go into residential areas and establish new parking lots.

Commissioner DeLuccio stated he does not believe there should be PK parking lots in residential neighborhoods. However, the request is not to remove the PK zone, the request is to build a residential structure on the PK; which is a permitted use. There will be added housing and there will be buffering to the streetscape along West Knoll Drive. It's up to the City Council to set the policy if they want to remove PK zones. He stated his support of the project.

Commissioner Altschul stated the PK zone is in the zoning code, and it is not a step to create new parking overlay zones in residential neighborhoods. In fact it is a step to provide needed housing. These proposed units consist of totally iconic, exemplary design. He stated you cannot amend the zoning code by approving this application. This application is very supportable and very good in giving much needed housing.

Commissioner Buckner stated this is an imaginative and creative use of this property. It is much nicer to look at a closed parking lot, and to have the additional housing. She indicated we are not losing any parking spaces, but gaining two additional spaces due to the housing. She stated her support of the project.

Commissioner Shink stated for the record that her vote will reflect that we are not setting precedence.

Commissioner Yeber stated there is a lot of public benefit with this project. He does not believe we are setting a precedent. He has concerns regarding the residential design, indicating it is quite timid. He wishes it was a little more daring. He stated his support of the project.

Acting Chair Aghaei stated this is a creative solution to a unique situation. He spoke regarding neighborhood compatibility and stated his support of the project.

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

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 14-1106 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A TWO-UNIT RESIDENTIAL BUILDING OVER A COMMERCIAL PARKING AREA, FOR THE PROPERTY LOCATED AT 547 N. WEST KNOLL DRIVE, WEST HOLLYWOOD, CALIFORNIA." and 3) Close Public Hearing Item 10.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and passes; noting Commissioner Shink voting NO and Chair Huebner absent.**

**C. 8650 Melrose Avenue**

A request to construct a new 18,832 square-foot commercial development with retail, restaurant, and office uses, and amend the zoning map to include project site in the Avenues Bonus (-AB) Overlay Zone.

**ACTION:** 1) Continue to a date uncertain. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes as part of the amended agenda, noting Chair Huebner absent.**

**D. West Hollywood Park Phase II:**

The Planning Commission will determine the general plan consistency for the proposed West Hollywood Park Phase II Implementation Project, located at 647 N. San Vicente Boulevard, West Hollywood, California.

**ACTION:** 1) Moved to the Consent Calendar as Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes as part of the amended agenda, noting Chair Huebner absent.**

11. **NEW BUSINESS.** None.
12. **UNFINISHED BUSINESS.** None.
13. **EXCLUDED CONSENT CALENDAR.** None.
14. **ITEMS FROM STAFF.**
  - A. **Planning Manager's Update.** None.

**B. 25<sup>th</sup> Annual Capital Campaigns Projects Update.**

Joanna Hankamer, Senior Contract Planner spoke regarding the development timelines, programming phases, design development, construction documents, and construction.

**1343 N LAUREL AVENUE:**

Lisa Belsanti, Public Information Manager, presented the update on 1343 North Laurel Avenue. She provided a history of the property, and stated the city is now moving into the Visioning Stage. She spoke regarding the Visions Concepts Committee; which included workshops, and on-line activities. She outlined the tentative scheduling deadlines for various commissions and City Council.

**WEST HOLLYWOOD PARK PHASE II:**

Joanna Hankamer, Senior Contract Planner presented an update on West Hollywood Park Phase II. She provided a history of the project site, and spoke and detailed the Master Plan goals, construction phasing, various amenities, renderings, and upcoming deadlines.

**PLUMMER PARK**

Joanna Hankamer, Senior Contract Planner presented an update on Plummer Park. She confirmed the project is officially on hold. This is mainly due to the lack of redevelopment funds that were lost a few years ago. Staff will return to City Council in April or May, 2015 to possibly move the project forward.

**AUTOMATED PARKING GARAGE AND COMMUNITY PLAZA:**

Donn Uyeno, Senior Civil Engineer presented the update on the City of West Hollywood's Automated Parking Project.

He provided a history of the project, confirming the Automated Parking Garage will hold a total of 200 vehicles, and approximately 4000 square-foot of community plaza space. He spoke and detailed the public art, construction phasing, and current and upcoming deadlines.

Commissioner DeLuccio requested clarification regarding City Council deadlines for 1343 N. Laurel Avenue.

Commissioner Yeber questioned the proposed pool(s) at West Hollywood Park. He stated there appears to be no shading devices.

Joanna Hankamer, Senior Contract Planner stated there has been interest in additional shading. This is one of the items the design team will be addressing.

Commissioner Buckner stated she would like to see 1343 N. Laurel Avenue have more general use as a meeting place for music events, movies, or an outdoor staging area.

Commissioner Shink stated her support for continuing the work on the Visions Concepts Committee.

15. **PUBLIC COMMENT.** None.

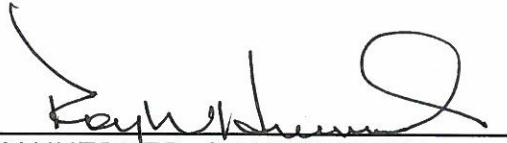
16. **ITEMS FROM COMMISSIONERS.**

Commissioner Yeber wished everyone Happy Holidays. He requested staff to remind applicants to wait until he receives the actual staff reports before contacting him for possible meetings on proposed projects.

Acting Chair Aghaei wished everyone Happy Holidays and a Happy New Year.

17. **ADJOURNMENT:** Noting the cancellations of the Planning Commission meetings on Thursday, December 18, 2014 and Thursday, January 1, 2015, the Planning Commission adjourned at 9:45 P.M. to a regularly scheduled meeting on Thursday, January 15, 2015 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 15<sup>TH</sup> DAY OF JANUARY, 2015.

  
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ROY HUEBNER, CHAIRPERSON

ATTEST:

  
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DAVID K. GILLIG, COMMISSION SECRETARY