



## PLANNING COMMISSION MINUTES Regular Meeting December 15, 2016

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

*THE CITY OF WEST HOLLYWOOD HAS ADOPTED SUMMARY AND ACTION MEETING MINUTES; WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT [www.weho.org/weho-tv/other-city-meetings](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Aghaei called the meeting of the Planning Commission to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE:** Bianca Siegl led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Altschul, DeLuccio, Jones, Lightfoot, Chair Aghaei.  
  
Commissioners Absent: Vice-Chair Buckner.  
  
Staff Present: Adrian Gallo, Associate Planner, Jennifer Alkire, Senior Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
**ACTION:** Approve the Planning Commission Agenda of Thursday, December 15, 2016 as presented. **Moved by Commissioner Jones, seconded by Commissioner DeLuccio and passes, noting Vice-Chair Buckner absent.**
5. **APPROVAL OF MINUTES.**
  - A. **November 17, 2016**  
**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, November 17, 2016 as presented. **Moved by Commissioner Lightfoot, seconded by Commissioner DeLuccio and passes, noting Vice-Chair Buckner absent.**
  - B. **December 1, 2016**  
**ACTION:** Continue to Thursday, January 19, 2017. **Motion carried by consensus of the Commission.**
6. **PUBLIC COMMENT.**  
STEVE MARTIN, WEST HOLLYWOOD commented on developers and financial incentives to councilmembers.

**7. DIRECTOR'S REPORT.**

John Keho, Assistant Director, Community Development Director presented the Director's Report.

City Council Update – Monday, December 5, 2016.

City Council awarded the contract for the construction of the West Hollywood Park, Phase Two; which includes the aquatic and recreation center, additional open space and improvements. Construction is anticipated to start January 2017.

City Council directed staff to work with the city attorney's office to go back and look at the menu of options related to bonuses, incentives and concessions as they apply to affordable housing projects. The Norma Triangle Design Guidelines and Overlay Zone, and the easement vacation for the project located at 8899 Beverly Boulevard were approved. Council directed staff to work with the city's public benefit consultant to determine a value for public benefit of the easement.

Staff presented an update to City Council regarding the Multi-Family Study.

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

Commissioner Lightfoot requested an update regarding the Director's Review concerning Catch Restaurant.

**9. CONSENT CALENDAR.**

**A. Public Benefits Framework Update.**

The Planning Commission received an update regarding development of a public benefits framework methodology and a recommended approach for community engagement in developing a menu of public benefits.

**ACTION:** 1) Receive and file. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and passes, noting Vice-Chair Buckner absent.**

**10. PUBLIC HEARINGS.**

**A. 9015 Sunset Boulevard:**

Adrian Gallo, Associate Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, December 15, 2016.

Applicant is requesting to remove an existing roof-mounted sign and install a double-sided, vertical billboard atop a distinctive pole and amend the zoning map to include project site in a Development Agreement Overlay Zone.

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

AARON GREEN, LOS ANGELES, applicant's representative, presented the applicant's report. He provided a history of the project and site, and spoke regarding the operations, appearance, lighting, height, design, and neighborhood participation. He requested approval of the request.

The following commissioners disclosed they spoke with the applicant's representatives and discussed matters contained in the staff report: Commissioner Jones, and Chair Aghaei. Commissioner Lightfoot received an email.

The following commissioners had no official disclosures: Commissioner Altschul and Commissioner DeLuccio.

STEVE MARTIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

KEITH KAPLAN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

MIKE MAGLIERI, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

AARON GREEN, LOS ANGELES, applicant's representative, officially declined rebuttal of the item.

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

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

**Seconded by Commissioner Lightfoot.**

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 16-1185 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE MAP AMENDMENT IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT AGREEMENT, FOR THE PROPERTY LOCATED AT 9015 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 16-1186 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT ASSOCIATED WITH A DOUBLE-SIDED FOURTEEN FOOT WIDE BY FORTY-EIGHT FOOT HIGH BILLBOARD ATOP A DISTINCTIVE POLE, LOCATED AT 9015 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 4) Adopt Resolution

No. PC 16-1187 as presented: ‘ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A BILLBOARD PERMIT TO REMOVE A LEGAL NON-CONFORMING ROOF-MOUNTED SIGN AND INSTALL A FREESTANDING, DOUBLE-SIDED, FOURTEEN FOOT WIDE BY FORTY-EIGHT FOOT HIGH VERTICAL BILLBOARD ATOP A DISTINCTIVE POLE, AND RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION, LOCATED AT 9015 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;” and 5) Close the Public Hearing for Item 10.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Lightfoot and passes, noting Vice-Chair Buckner absent.**

**B. 1125 N. Kings Road:**

Jennifer Alkire, Senior Planner provided a verbal and visual presentation and background information as presented in the staff report dated Thursday, December 15, 2016.

The applicant is requesting a condominium subdivision of a newly constructed ten-unit, multi-family building. The original tract map had expired; therefore the applicant had to resubmit an application for a new tract map. There have been no changes to the original project.

The following commissioners had no official disclosures: Commissioner Altschul, DeLuccio, Jones, Lightfoot, and Chair Aghaei.

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

APPLICANT waived the applicant’s report.

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

**Commissioner DeLuccio moved to: 1) approve staff’s recommendation of approval as presented.**

**Seconded by Commissioner Jones.**

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 16-1189 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A SUBDIVISION PERMIT (MAJOR LAND DIVISION NO. 69499), FOR TEN CONDOMINIUM UNITS LOCATED AT 1125 N. KINGS ROAD, WEST HOLLYWOOD, CALIFORNIA;” and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and passes, noting Vice-Chair Buckner absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1125 N. Kings Road, West Hollywood, California:

*The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.*

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 & Historic Preservation Planning Manager stated the next regularly scheduled meeting for Thursday, January 5, 2017 has been cancelled. The next regularly scheduled meeting will take place on Thursday, January 19, 2017.
15. **PUBLIC COMMENT.** None.
16. **ITEMS FROM COMMISSIONERS.**

The commission wished everyone Happy Holidays.
17. **ADJOURNMENT:** Noting the cancellation of the Planning Commission meeting on Thursday, January 5, 2017, the Planning Commission adjourned at 7:05 P.M. to a regularly scheduled meeting on Thursday, January 19, 2017 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.**

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 19<sup>th</sup> day of January 2017 by the following vote:

AYES: Commissioner: Altschul, DeLuccio, Jones, Lightfoot, Chair Aghaei.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Vice-Chair Buckner.



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DAVID AGHAEI, CHAIRPERSON

ATTEST:



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DAVID K. GILLIG, COMMISSION SECRETARY