



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
June 1 2017**

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

THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF 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

1. **CALL TO ORDER:** Chair Aghaei called the meeting of the Planning Commission to order at 6:33 P.M.
2. **PLEDGE OF ALLEGIANCE:** Jeffrey Aubel led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Altschul, Carvalheiro, DeLuccio, Hoopingarner, Jones, Vice-Chair Buckner, Chair Aghaei.

Commissioners Absent: None.

Staff Present: Adrian Gallo, Associate Planner, Antonio Castillo, Associate Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Garen Srapyan, Associate Planner, Bianca Siegl, Long Rang & Mobility Planning Manager, Jeffrey Aubel, Code Compliance Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
Chair Aghaei requested New Business Item 11.A. – 8715 Melrose Avenue moved to be heard after the Consent Calendar.

ACTION: Approve the Planning Commission Agenda of Thursday, June 1, 2017 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and unanimously passes.**
5. **APPROVAL OF MINUTES.**

A. **April 6, 2017**

ACTION: Approve the Planning Commission regular meeting minutes of Thursday, April 6, 2017 as presented. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and unanimously passes.**
6. **PUBLIC COMMENT.** None.

7. DIRECTOR'S REPORT.

John Keho, Assistant Director, Community Development Department, presented an update of upcoming items for City Council meeting on Monday, June 5, 2017.

Capital and Special Projects Program; which include West Hollywood Park Phase II, AIDS Monument, Street Media Project, Metro Project, and the Sunset Spectacular. Also the City of West Hollywood's budget will be discussed.

8. ITEMS FROM COMMISSIONERS. None.

9. CONSENT CALENDAR.

A. Zone Text Amendment

Art on Construction Fencing:

The Planning Commission directed staff to return with a resolution recommending that the City Council deny a zone text amendment to introduce new standards that require art to be installed on construction fencing for certain commercial development projects.

Commissioner Carvalheiro stated he was not a sitting commissioner when this item was heard, however, he was in the audience as an observer and stated some of the issues that needed to be addressed, were not addressed by the commission.

He commented and had concerns regarding the artistic branding, creative signage approval process and fees, and square footage. He would like to see this item discussed again.

The commission requested clarification from staff regarding square-footage, costs, and approval permits.

ACTION: 1) Take no action on draft Resolution No. PC 17-1196, and 2) re-notice a new public hearing at a date to be determined by staff for further discussion. **Moved by Commissioner DeLuccio, seconded by Commissioner Carvalheiro and unanimously passes.**

The following item was heard out of order as part of the amended agenda:

11. NEW BUSINESS.

A. 8715 Melrose Avenue:

Adrian Gallo, Associate Planner, provided a verbal presentation for the six month review regarding Catch Restaurant. He provided a history of the property, business and current conditions of approval.

He verified the restaurant has agreed to reposition all speakers on the patio, reduce the base of the speakers, hire extra security to deal with the valet parking operations regarding noise and paparazzi, cap all audio processors by zone, reduce all speaker sound reduction, post and enforce additional signage asking patrons to be quiet and respect the neighbors, hire a local acoustical engineer specialist to do an additional sound study, and sound checks in the residential community of Rangely Drive.

He stated since the last three month review, the owners of the business held a neighborhood meeting. Main concerns were traffic congestion on Melrose Avenue and San Vicente Boulevard, valet operations, parking, and noise from the restaurant.

Based on the community's concerns, Catch Restaurant implemented the following additional measures: a) hire private traffic control seven nights a week; b) hire West Hollywood parking enforcement permanently on Friday and Saturday evenings; c) management does a neighborhood and facility walk three times per evening, seven days a week; d) audio speakers on Melrose terrace are turned off at 10:00 p.m.; e) added four additional parking spaces to the valet zone, and have trained staff to move cars to the front to keep vehicle traffic flowing; f) provided a pick-up and drop-off area for Uber and Lyft; g) valet parking moved to the garage after 12:00 a.m.; and h) hired a sound engineer that visited the restaurant multiple times and did external tests to develop recommendations. All of the recommendations on adjusting volumes, frequencies, song types and mix, speaker direction, and hours for the exterior terrace were all incorporated.

All measures were created in direct response to surrounding neighbors' concerns.

Code Enforcement staff verified the additional meter spaces have improved the valet operations by taking vehicles off the street, and controlling the Uber and Lyft vehicles.

Code Compliance has received five calls regarding noise from the restaurant since January 2017.

Staff reiterated the restaurant has agreed to changes to minimize sound from the terrace on the Melrose side that include additional sound enclosures. Staff will need to verify the final design to make sure it complies with the zoning code requirements.

Another review will take place in six months to verify these measurements are working.

He stated the restaurant is committed to resolving all noise issues, and has actively been trying to address all concerns that have been raised.

The commission requested clarification regarding sound violations, and questioned the sound studies, current valet operations, traffic mitigation, Uber and Lyft operations, rooftop speaker locations, limiter requirements, the percentage of valet parkers vs. ride shares, and crosswalk safety.

Jeffrey Aubel, Code Compliance Manager, stated the noise complaint received in May, 2017 was actually audible on Rangely Drive. He stated the Uber and Lyft operations have improved, but not significantly, and stated additional drop-off zones will be created to alleviate additional vehicle back-ups. He also clarified valet and parking operations and associated costs.

Commissioner Hoopingarner and Commissioner Altschul stated they have made site visits to the restaurant.

There were no other official disclosures.

Chair Aghaei opened public comment for Item 11.A.:

RICAHRD GIESBRET, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding traffic, noise, code compliance, and neighborhood impacts.

DON ZUIDEMA, WEST HOLLYWOOD spoke in support of Catch Restaurant.

KARIN KILDOW, LOS ANGELES spoke in support of Catch Restaurant.

BECCA REARDON, WEST HOLLYWOOD spoke in support of Catch Restaurant.

DARREN GOLDBERG, WEST HOLLYWOOD spoke in support of Catch Restaurant.

MYLENA CHRISTINA, WEST HOLLYWOOD spoke in support of Catch Restaurant.

EDUARDO CITRIBLUM, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the ongoing issues over noise and traffic.

TOBE KARNS, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding traffic circulation, Uber and Lyft, and noise issues.

MANNY PATEL, WEST HOLLYWOOD spoke in support of Catch Restaurant.

PARI TIVAY, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding calls to code compliance, traffic circulation and noise issues.

RON MATHIEU, WEST HOLLYWOOD spoke in support of Catch Restaurant.

MARK BIRNBAUM, WEST HOLLYWOOD, owner, Catch Restaurant. He spoke regarding the current operations of the restaurant, valet operations, noise mitigation, traffic circulation and sound attenuation. He stated he will be enclosing the entire restaurant entrance area on the roof with a glass enclosure. He verified the sound is turned off at 10:00 p.m. on Melrose Avenue side.

Discussion was held regarding sound attenuation, neighborhood impacts, traffic circulation, valet parking operations, the San Vicente Boulevard red zone, sound and noise buffering, and Uber and Lyft concerns.

ACTION: 1) Bring back for a three-month review, focusing on noise, traffic and parking issues; and 2) receive and file. **Moved by Commissioner Hoopingarner, seconded by Commissioner DeLuccio and unanimously passes.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:05 P.M. AND RECONVENED AT 8:15 P.M.

10. PUBLIC HEARINGS.

A. Zone Text Amendment Implementation of R3C-C and R4B-C Zones:

The Planning Commission directed staff to bring back two separate resolutions to introduce new standards for the R3C-C and R4B-C zoning districts as identified in the West Hollywood General Plan 2035, located in selected zones.

Garen Srapyan, Associate Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, June 1, 2017.

He summarized the goals of the General Plan, creative uses and guidelines of the subject areas. He reiterated this is an amendment to the Zoning Ordinance to introduce new standards for the R3C-C and R4B-C zoning districts and rezone (1) CN1 properties on the east side of Fairfax Avenue, south of Santa Monica Boulevard, and (2) R-2 properties south of Beverly Boulevard, between N. Wetherly Drive and N. Clark Drive, within the City of West Hollywood, to conform with the land use designations in the West Hollywood General Plan 2035, which was adopted in 2011.

He stated this would implement zone changes identified in the General Plan that would allow for residential uses with ground-floor small-scale commercial on: 1) the east side of Fairfax, south of Santa Monica Boulevard, as well as on the 2) residentially-zoned parcels south of Beverly Boulevard within the City of West Hollywood

The following amendments were made to the R4B-C draft resolution: 1) eliminate the front 1st story setback if commercial is proposed on the ground floor; and 2) modify the maximum lot area from 10,000 square-feet to 12,000 square-feet.

The commission requested clarification regarding neighborhood serving businesses, minimum density requirements, and live/work environments.

Garen Srapyan, Associate Planner stated for the record; both draft resolutions should be amended as follows: Attachment A, Section 7, subsect No. 1 should read as follows: *“The R4B-C zoning district allows for the same residential density as R4B and allows for live/work units and/or ground floor neighborhood-serving commercial. See Section §19.36.190 for regulations for neighborhood –serving commercial. See Section ~~§19.36.130~~ §19.36.160 for regulations for Live/Work Facilities.”*

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

L. MC CABE, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding neighborhood impacts, height, massing, additional noise, and traffic.

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

Discussion and concerns were held regarding the pending live/work studies and the R3B-C zoning district.

Commissioner Jones moved to: 1) continue discussion regarding the R3B-C zoning districts, until such time as a report from staff is available on the live/work studies; and 2) Adopt draft Resolution No. PC 17-1202.

Seconded by Commissioner Hoopingarner.

ACTION: 1) Take no action on draft Resolution No. PC 17-1197, 2) continue the R3C-C zoning district to a date uncertain for further discussion; 3) Adopt Resolution No. PC 17-1202 as amended: Attachment A, Section 7, subsect No. 1: *“The R4B-C zoning district allows for the same residential density as R4b and allows for live/work units and/or ground floor neighborhood-serving commercial. See Section §19.36.190 for regulations for neighborhood –serving commercial. See Section*

~~§19.36.130~~ §19.36.160 for regulations for Live/Work Facilities. "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT RELATED TO STANDARDS FOR R4B-C ZONING DISTRICT, AND A ZONE MAP AMENDMENT UPDATING THE ZONING MAP, TO COMPORT WITH THE WEST HOLLYWOOD GENERAL PLAN 2035, SELECTED ZONES, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 10.A. **Moved by Commissioner Jones, seconded by Commissioner Hoopgarner and unanimously passes.**

B. 1221 N. Detroit Street:

Antonio Castillo, Associate Planner provided a verbal presentation and background information as presented in the staff report dated Thursday, June 1, 2017.

He stated the applicant is requesting to demolish two vacant single-story, single-family dwelling units on a single parcel, and construct an approximately 9,914 square-foot, three-story, five-unit condominium building over a subterranean parking garage. The project will be a high-achieving Green Building project, with a minimum 90 points under the City's Green Building Point System.

He detailed the design, unit sizes, materials, subterranean parking, neighborhood compatibility, and Green Building Points.

Staff recommends approval of the project.

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

MARGARET TAYLOR, LOS ANGELES, Apex LA, applicant's representative, presented the applicant's report. She provided a history of the property site, and spoke regarding neighborhood compatibility, height, massing, parking, storm water management, average unit sizes, and construction mitigation.

The commission requested clarification on the revised square-footage, landscaping design, and height projections.

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

The commission had concerns with the community space, implied amenities, and landscape plantings.

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

Seconded by Commissioner DeLuccio.

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 17-1200 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND A DEVELOPMENT PERMIT TO DEMOLISH TWO SINGLE-STORY, SINGLE-FAMILY DWELLING UNITS AND CONSTRUCT A THREE-STORY, FIVE-UNIT CONDOMINIUM BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1221 NORTH DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 17-1201 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 74381), FOR THE PROPERTY LOCATED AT 1221 NORTH DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 10.B. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio, and passes, noting Commissioner Carvalheiro voting NO.**

C. Sunset Strip Off-Site Signage Policy:

The Planning Commission will consider a zone text amendment and a Sunset Specific Plan amendment to update the City of West Hollywood's regulations for off-site signs (billboards and tall walls), in the Sunset Specific Plan area.

ACTION: 1) Continue to Thursday, June 15, 2017. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and unanimously passes as part of the amended agenda.**

11. NEW BUSINESS.

A. 8715 Melrose Avenue:

The Planning Commission will receive a six month review regarding Catch Restaurant.

ACTION: 1) This item was moved to be heard after Consent Calendar Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and unanimously passes as part of the amended agenda.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update. None.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

Commissioner Carvalho spoke regarding hydroponic growth centers.

17. ADJOURNMENT: The Planning Commission adjourned at 9:15 P.M. to a regularly scheduled meeting on Thursday, June 15, 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 15th day of June, 2017 by the following vote:

AYES: Commissioner: Altschul, Carvalheiro, Hoopingarner, Jones, Vice-Chair Buckner, Chair Aghaei.

NOES: Commissioner: None.

ABSENT: Commissioner: DeLuccio.

ABSTAIN: Commissioner: None.



DAVID AGHAEI, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY