



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Meeting  
November 2, 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](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Buckner called the meeting of the Planning Commission to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE:** David Eichman led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Aghaei, Altschul, Bass, Carneiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.  
  
Commissioners Absent: None.  
  
Staff Present: Laurie Yelton, Associate Planner, Jennifer Alkire, Acting 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, November 2, 2017 as presented. **Moved by Vice-Chair Jones, seconded by Commissioner Aghaei and unanimously passes.**
5. **APPROVAL OF MINUTES.**  
  
A. **October 19, 2017**  
  
**ACTION:** Continue to Thursday, November 16, 2017. **Moved by Commissioner Aghaei, seconded by Vice-Chair Jones and unanimously passes.**
6. **PUBLIC COMMENT.**  
STEPHANIE HARKER, WET HOLLYWOOD commented on economic viability and neighborhood compatibility.  
  
MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented on the Eastside Community Priorities Plan.

**7. DIRECTOR'S REPORT.**

John Keho, Interim Community Development Director, stated the following item will be going to City Council on Monday, November 6, 2017: 1) Cannabis Ordinance.

He presented John Altschul with his fifteen year street sign; which is given to sitting members of a board or commission for fifteen years and longer.

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

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. 1201-1207 N. Detroit Street:**

Laurie Yelton, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, November 2, 2017.

She stated the applicant is requesting to construct a new, four-story, ten-unit condominium building on two adjacent parcels with a front yard setback modification over on-grade parking on two adjacent parcels that are both currently vacant.

The proposed project will not incorporate any affordable housing units within the project and instead pay the in-lieu affordable housing fee. The applicant also requests a modification for a 10% reduction to the front yard setback.

The corner property at 1201 N. Detroit Street is currently a community garden, and the adjacent lot at 1207 N. Detroit Street previously had three dwelling units, which were recently declared a public nuisance by the Building and Safety Division of the Community Development Department. The owner was given notice to abate and remove the structures immediately.

She spoke and detailed the public nuisance at 1207 N. Detroit Street, including public safety issues, public health issues, and the request for early demolition.

She stated the applicant originally applied for a demolition permit; however, intervening events eliminated the need for a demolition permit. That part of the application request has been officially withdrawn.

She detailed the design of the building and stated staff has deemed the building to be of exemplary design.

A modification is requested to reduce the front yard setback by ten percent (from the required 18'-3" to 16'-5"). Staff supports the front yard setback modification request, since the building is located on a corner parcel and the building adjacent to the subject property to the north is a 20-unit multi-family building with a 14.97' front yard setback. The average front yard setbacks on this block of N. Detroit Street is approximately 15.95'. The modification request will allow the front yard setback to be in line with other buildings on this block.

She spoke on the green building points, neighborhood support and neighborhood compatibility.

A condition has been added to draft Resolution No. PC 17-1226: Section 1.10) Per Section §19.48.060 of the West Hollywood Municipal Code, dwelling units within the city are intended for long-term occupancy, as reflected by definition of dwelling unit in Section §19.90.020. As such, no part of any dwelling unit in the project may be used as corporate housing or in violation of the City's short-term rental ordinance. ( \_\_\_ Code Compliance)

Commissioner Bass disclosed for the record, he spoke with the applicant, and discussed matters contained in the staff report.

Commissioners Aghaei, Altschul, Carvalheiro, Hoopingarner, Vice-Chair Jones, and Chair Buckner had no official disclosures.

The commission requested clarification from staff regarding extensive and intensive green roofs.

Chair Buckner opened public comment for Item 10.A.:

ANDREA KELLER, LOS ANGELES, architect, presented the applicant's report. She spoke on neighborhood compatibility, the private community garden, green space, green points, passive heating and cooling system, stair towers, living spaces, mass and scale, roof top landscaping, setbacks, fencing, unit sizes, and stated the front units are designed for an elevator, if needed.

The commission requested clarifications of the applicant regarding the proposed extensive green roof, number of parking spaces, guest parking, trash area, roof projections, and proposed trees.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding noticing procedures for the demolition at 1207 N. Detroit Street.

MIKE CARTER, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding noticing procedures for the demolition at 1207 N. Detroit Street.

AMBER COYE, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the community garden and neighborhood compatibility.

CYNTHIA BLATT, WEST HOLLYWOOD opposes staff's recommendation of approval.

SHAWN MIMBS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

STEPHANIE HARKER, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the public hearing process.

CATHY BLAIVAS, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding noticing procedures for the demolition at 1207 N. Detroit Street.

MATT DENISON, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding noticing procedures for the demolition at 1207 N. Detroit Street.

ANDREA KELLER, LOS ANGELES, architect, presented the applicant's rebuttal. She confirmed there are twenty-one parking spaces, and there are no roof projections. She further detailed the landscaping, fencing and setbacks.

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

The commission requested clarification regarding the noticing of the demolition at 1207 N. Detroit Street. They had concerns regarding the current renderings and drawings, from what is actually being requested.

Discussion was held regarding the demolition, noticing process, and security issues at the property.

MICHAEL SOLEIMANI, WEST HOLLYWOOD, owner, detailed and clarified the public nuisance the property had become. He spoke about steps they took to secure the property prior to the demolition.

**Commissioner Altschul moved to: 1) continue this item to a date uncertain.**

**Seconded by Commissioner Bass.**

**ACTION:** Continue to a date uncertain. **Moved by Commissioner Altschul, seconded by Commissioner Bass.**

**MOTION FAILS.**

**Commissioners Aghaei, Carvalheiro, Hoopingarner, Vice-Chair Jones, and Chair Bucker voting NO.**

Discussion and concerns were held regarding the setbacks, ground floor accessible living space, aging in place, current plans that reflect the proposed project, the requested modification, fencing around the perimeter, pedestrian activity, security, and the front yard setback.

**Commissioner Hoopingarner moved to: 1) continue the item to a date uncertain, with the following items addressed: a) hedges, b) urban amenities, and c) renderings consistent with what is proposed.**

**Seconded by Commissioner Aghaei.**

**ACTION:** Continue to a date uncertain, with the following items to be addressed: a) landscaping (hedges); b) urban amenities; c) renderings should be consistent with what is proposed; and d) correct all of the items identified. **Moved by Commissioner Hoopingarner, seconded by Commissioner Aghaei and passes, noting Commissioner Carvalheiro and Chair Buckner voting NO.**

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:15 P.M. AND RECONVENED AT 8:25 P.M.**

**11. NEW BUSINESS.**

**A. Training Regarding the Planning Review Process:**

John Keho, Interim Community Development Director, Lauren Langer, Acting Assistant City Attorney, and Jennifer Alkire, Acting Current and Historic Preservation Planning Manager, presented the commission with training regarding how to make findings, and conditions of approval of the planning review process.

**12. UNFINISHED BUSINESS. None.**

**13. EXCLUDED CONSENT CALENDAR. None.**

**14. ITEMS FROM STAFF.**

**A. Planning Manager's Update.**

Jennifer Alkire, Acting Current and Historic Preservation Planning Manager updated the commission on tentative upcoming projects.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Hoopingarner encouraged staff to make sure the commission has all the proper documentation in the agenda packets in order to make the proper decisions.

**17. ADJOURNMENT:** The Planning Commission adjourned at 9:00 P.M. to a regularly scheduled meeting on Thursday, November 16, 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 16<sup>th</sup> day of November, 2017 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



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SUE BUCKNER, CHAIRPERSON

ATTEST:



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DAVID K. GILLIG, COMMISSION SECRETARY