



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Meeting  
December 7, 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 6:33 P.M.

2. **PLEDGE OF ALLEGIANCE:** Sue Buckner led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.

Commissioners Absent: None.

Staff Present: Laurie Yelton, Associate Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

David DeGrazia, Current and Historic Preservation Planning Manager requested a change to agenda. Due to calculation related issues regarding the affordable housing component for Item 10.B. – 1257 N. Sweetzer Avenue, he requested this item be continued to Thursday, January 18, 2018.

**ACTION:** Approve the Planning Commission Agenda of Thursday, December 7, 2017 as amended. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. **November 16, 2017**

**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, November 16, 2017 as presented. **Moved by Vice-Chair Jones, seconded by Commissioner Bass and unanimously passes.**

6. **PUBLIC COMMENT.**

GEORGE T. BUJARSKI, WEST HOLLYWOOD commented on residential development on the east side of West Hollywood.

**7. DIRECTOR'S REPORT.**

John Keho, Interim Community Development Director, provided an update of items on the City Council agenda on Monday, December 4, 2017.

City Council approved the zone text amendment regarding Accessory Dwelling Units, approved the development agreement and extension request for 9001 Santa Monica Boulevard, and approved the zone text amendments for the R4B-C and R3C-C zones.

At the next City Council meeting on Monday December 18, 2017, the City Council will consider an extension to the tall wall on the Mondrian Hotel.

**8. ITEMS FROM COMMISSIONERS.**

Commissioner Bass stated he has been attending the Citywide Traffic and Mobility Study Working Group (formerly the Transportation Demand Management and Transit Overlay Working Group), and presented a brief update.

**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, December 7, 2017.

She stated the project was continued from Thursday, November 2, 2017. The applicant is requesting to construct a four-story, ten-unit multi-family condominium building on two adjacent parcels with front yard setback modification over on-grade parking. The project will not incorporate any affordable housing units. It will pay the in-lieu affordable housing fee. The applicant is also requesting a modification for a 10% reduction in the front yard setback.

She provided a history of the project and detailed the exemplary design, and the requested modification (from the required 18'-3" to 16'-5"). Staff supports the front yard setback modification request. The average of the front yard setbacks on this block of North Detroit Street is approximately 15.95'. The modification request for the front yard setback is in line with other buildings on this block.

She spoke regarding neighborhood compatibility, and stated the project provides 90 green building points.

Commissioner Bass, Hoopingarner, Vice-Chair Jones and Chair Buckner disclosed for the record they made a site visit.

There were no other official disclosures.

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

ANDREA KELLER, LOS ANGELES, architect, presented the applicant's report. She provided a history of the project and spoke regarding the lower fence with landscaping, balconies, projections, aging in place, parking, existing curb-cut, trash removal, plan inconsistencies, canopy trees, green points, stairwells to the roof, access to stairwells, height, and partition walls on the roof.

Commissioner Hoopingarner requested an amendment to the resolution stating this item shall return to the commission if there are any structural or water reasons that would require the applicant to do roof projections.

The commission requested clarification regarding the current renderings, the current height of the fence (42"), size of the planter bed, and the location of the landscape hedges.

Commissioner Hoopingarner questioned if the landscape hedges are around the entire perimeter of the property.

ANDREA KELLER, architect, stated that is incorrect. The six foot tall landscape hedges would only be on the north and west side of the property.

Staff stated this will be amended to reflect changes to the plans.

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

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

The commission requested clarification regarding the second curb-cut, private open space, and had concerns regarding parking spaces, unit sizes and livable design, planter boxes, and massing.

Staff reiterated the following changes to the draft resolution: Condition 7.12) There shall be a minimum 6'-0" tall landscape hedge (at planting) along the north and west property lines to mitigate privacy impacts to adjacent neighbors; and add Condition 8.17) Any change to the rooftop projections shall be considered a major change and be approved by the Planning Commission.

**Commissioner Altschul moved to: 1) approve staff's recommendation of approval with the stated amendments.**

**Seconded by Commissioner Aghaei.**

**ACTION:** 1) Approve the application, 2) Adopt Resolution No. PC 17-1226 as amended; the following shall read as follows: a) *Condition 7.12) There shall be a minimum 6'-0" tall landscape hedge (at planting) along the north and west property lines to mitigate privacy impacts to adjacent neighbors; and b) add Condition 8.17) Any change to the rooftop projections shall be considered a major change and be approved by the Planning Commission;* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEVELOPMENT PERMIT AND A MODIFICATION PERMIT IN ORDER TO CONSTRUCT A NEW, FOUR-STORY, TEN-UNIT CONDOMINIUM BUILDING OVER ON-GRADE PARKING, LOCATED ON TWO ADJACENT PARCELS THAT ARE CURRENTLY VACANT AT 1201-1207 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA; 3) Adopt Resolution No. PC 17-1227 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 77161), FOR THE PROPERTIES LOCATED AT 1201-1207 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close the Public Hearing for Item 10.A. **Moved by Commissioner Altschul, seconded by Commissioner Aghaei and passes, noting Commissioner Hoopingarner voting NO.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1201-1207 N. Detroit Street, West Hollywood, California, 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.*

**B. 1257 N. Sweetzer Avenue:**

Applicant is requesting to demolish three dwelling units and construct a new, four-story, twelve-unit apartment building over semi-subterranean parking on a single parcel.

Due to calculation related issues regarding the affordable housing component, staff requested this item continued to Thursday, January 18, 2018.

**ACTION:** Continue to Thursday, January 18, 2018. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and unanimously passes as part of the amended agenda.**

**C. 8462 Sunset Boulevard:**

Applicant is requesting to amend conditions of approval on a development permit and a conditional use permit to remove requirement for fifty (50) off-site parking spaces located at 8474-8480 Sunset Boulevard and at 8570 Sunset Boulevard for an existing hotel located at 8462 Sunset Boulevard (The Grafton).

Staff recommends this item be continued to a date uncertain to allow time to address outstanding concerns with the request.

**ACTION:** Continue to a date uncertain. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and unanimously passes as part of the amended agenda.**

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 stated the meetings on Thursday, December 21, 2017 and Thursday, January 4, 2018 have been officially cancelled. The next meeting will be on Thursday, January 18, 2018.

15. **PUBLIC COMMENT.** None

16. **ITEMS FROM COMMISSIONERS.**

The commission wished everyone Happy Holidays.

17. **ADJOURNMENT:** Noting the cancellations of the Planning Commission meetings on Thursday, December 21, 2017 and Thursday, January 4, 2018, the Planning Commission adjourned at 7:15 P.M. to a regularly scheduled meeting on Thursday, January 18, 2018 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 1<sup>st</sup> day of February, 2018 by the following vote:

AYES: Commissioner: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Acting Chair Jones.

NOES: Commissioner: None.

ABSENT: Commissioner: Chair Buckner.

ABSTAIN: Commissioner: None.

  
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STACEY JONES, ACTING CHAIRPERSON

ATTEST:

  
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DAVID K. GILLIG, COMMISSION SECRETARY