



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
January 17, 2019**

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 Jones called the meeting of the Planning Commission to order at 6:32 p.m.

2. **PLEDGE OF ALLEGIANCE:** Mike Scenello led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Altschul, Bass, Buckner, Erickson, Hoopingarner, Vice-Chair Carvalho, Chair Jones.

Commissioners Absent: None.

Staff Present: Rachel Dimond, Senior Planner, Roger Rath, Assistant Planner, Dereck Purificacion, Associate Planner, Adrian Gallo, Associate Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Bianca Siegl Long Range Planning Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Chair Jones stated the applicant has requested agenda Item 10.E. – 8615 West Knoll Drive, continued to Thursday, February 7, 2019.

ACTION: Approve the Planning Commission Agenda of Thursday, January 17, 2019 as amended. **Moved by Commissioner Bass, seconded by Chair Jones and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. **November 15, 2018**

B. **December 6, 2018**

David Gillig, Commission Secretary stated the action regarding agenda Item 10.B. – 1155 Fuller Avenue, page 4 of 9 - December 6, 2018, should reflect the following motion: Chair Jones, seconded by Vice-Chair Carvalho.

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, November 15, 2018 as presented; and 2) approve the Planning Commission regular meeting minutes of Thursday, December 6, 2018 as amended. **Moved by Commissioner Erickson, seconded by Commissioner Bass and unanimously passes.**

6. PUBLIC COMMENT.

GEORGE BUJARSKI, WEST HOLLYWOOD spoke on market rate housing and shade and shadow studies.

7. DIRECTOR'S REPORT.

John Keho, Interim Director, Planning and Development Services Department stated the next City Council meeting will be on Tuesday, January 22, 2019. Various zone text amendments will be brought forward including: water efficient landscaping, bicycle parking and facilities, public noticing, clarifications of affordable housing fees, and the clean-up in language regarding department and Director names.

He stated the Annual Conversations on Housing will be held on: 1) Wednesday, January 23, 2019 at 7:00 p.m. West Hollywood Community Meeting Room, and 2) Tuesday, January 219, 2019 at 7:00 p.m. Plummer Park Community Center, Rooms 5 and 6.

Commissioner Hoopingarner requested an update and timeline on the survey regarding the 500' radius regarding commissioner's residences.

John Keho, Interim Director, Planning and Development Services Department confirmed the State of California is currently modifying some of the criteria; therefore, the City of West Hollywood is analyzing the financial implications with the current vendor that was chosen.

8. ITEMS FROM COMMISSIONERS.

Commissioner Erickson stated the Women's March will take place in downtown Los Angeles on Saturday, January 19, 2019. He encouraged participation.

Chair Jones requested clarification regarding the housing handout at City Hall.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. Zone Text Amendment Dwelling Unit and Hotel Clarifying Definitions: Rachel Dimond Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 17, 2019.

She stated the commission will consider amendments to the West Hollywood Zoning Ordinance to clarify definitions of dwelling unit, hotel and other related terms, citywide.

She provided background information, timelines and appeal verdicts regarding 8550 Sunset Boulevard's zoning ordinance interpretation.

She clarified and stated the following zone text amendment serves to clarify the definition and requirements for dwelling units as outlined in Zoning Interpretation 17-0001, including the following components:

Addition of new Section 19.26.320, Residential Uses- Dwelling Units: This section requires that if dwelling units are leased to a tenant, there must be an initial lease term of at least one year, as evidenced by a written lease agreement. This provision applies to projects that received approval of a development permit on or after May 1, 2001, which is the effective date of Ordinance 01-594, which overhauled the Zoning Ordinance and included adoption of the phrase "long-term" within the definition of dwelling units. This will apply to approximately 1704 existing dwelling units on 334 properties, or 6.5% of dwelling units within the City.

Amended definition of dwelling unit: This will clarify the definition to ensure that when leased, length of stay is an initial one year or more.

Amended definition of "corporate housing": This will eliminate the one year or more requirement for corporate housing since this requirement is now part of the definition of dwelling unit

Amended the definition of hotel: This will eliminate reference to "typically rented for 30 days or more" since many hotels allow rentals beyond 30 days and length of stay does not determine what is considered a hotel

Amended 19.48.060, Conditions of Approval: This will require all new dwelling units to have a condition of approval that includes the initial lease term of one year when rented.

She stated for the record Zoning Interpretation 17-0001 was upheld and approved by City Council and is a legally binding interpretation by law.

This zone text amendment simply aligns the West Hollywood Zoning Ordinance with the adopted Zoning Interpretation.

The commission questioned the number of existing units.

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

WILLIAM DELVAC, LOS ANGELES, representing AKA West Hollywood, opposes staff's recommendation to amend the zoning ordinance to clarify the definition of and requirements for dwelling units.

TANNER BROWN, STUDIO CITY, opposes staff's recommendation to amend the zoning ordinance to clarify the definition of and requirements for dwelling units.

GENEVIEVE MORRILL, President, CEO, West Hollywood Chamber of Commerce, opposes staff's recommendation to amend the zoning ordinance to clarify the definition of and requirements for dwelling units.

TED GREEN, WEST HOLLYWOOD, representing AKA West Hollywood, opposes staff's recommendation to amend the zoning ordinance to clarify the definition of and requirements for dwelling units.

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

The commission requested clarification regarding the legal noticing requirements for this request.

Rachel Dimond, Senior Planner stated other than the minimum requirements, staff also sent notices to all owners and tenants of any building that had a development permit that was applied for or approved since 2001.

Commissioner Altschul, Bass, Buckner, Erickson, and Hoopingarner disclosed for the record they spoke with Ted Green, a representative of AKA. They did not speak about any current litigation issues. Commissioner Bass also spoke with Genevieve Morrill, President CEO, West Hollywood Chamber of Commerce.

The commission had concerns with certain language in the proposed amendment. They discussed and requested clarifications regarding extended stay hotels, services, vacation rentals, short term rentals, home sharing, code enforcement and tracking concerns, outreach and education, definitions of dwelling unit and long term rentals, accessory dwelling units, intent of the code, and staff's alternative recommendations,

Commissioner Buckner moved to: 1) adopt staff's recommendation of approval of the zone text amendment, and 2) recommend the City Council consider all outlined staff alternatives with the addition of accessible dwelling units to exempt dwelling units.

Seconded by Commissioner Bass.

Commissioner Hoopingarner requested an amendment to Alternative No. 1: Keep the 20% (remove the 5 unit maximum), Alternative No. 2: Look at a 90 day minimum, and adding condominiums.

Commissioner Bucker did not support this amendment.

Commissioner Bass requested the following addition to Alternative No. 2: Change the applicability so the minimum one year lease requirement does not apply to single-family residences and accessible dwelling units or other similar land uses.

Chair Jones stated Commissioner Hoopingarner's comments could be incorporated into the recommendation to City Council.

Commissioner Erickson requested staff return with a comprehensive outreach program showing how the residents will be educated regarding this zone text amendment and the implications.

Lauren Langer, Assistant City Attorney, suggested the following language shall be added to Section 11; *"The Planning Commission also supports exploring alternative housing policy options in the future, including Alternatives 1, 2 and 3 in the staff report; which would reflect the "90 days" to Alternative No. 1, "accessory dwelling units" to Alternative No. 2, and for the City Council to explore education and enforcement components of the text amendment."*

ACTION: 1) **Adopt Resolution No. PC 19-1311 as presented with the following recommendations added to Section 11:** a) *The Planning Commission also supports exploring alternative housing policy options in the future, including Alternatives No. 1, No. 2 and No.3 in the staff report;* b) *Alternative No. 1 shall be amended as follows: "Allow a certain percentage (such as 20% or a maximum of 5 units, whichever is less) of dwelling units within apartment buildings to be utilized on a basis of between 90 days, six months and one year."* c) *Alternative No. 2 shall be amended as follows: "Change the applicability so the minimum one year lease requirement does not apply to single-family residences and accessible dwelling units or other similar land uses."* and d) *and for the City Council to explore education and enforcement components of the zone text amendment."* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO TITLE 19, ZONING ORDINANCE, TO CLARIFY THE DEFINITION OF AND REQUIREMENTS FOR DWELLING UNITS IN COMPLIANCE WITH SECTION §19.03.030, PROCEDURES FOR INTERPRETATIONS, WEST HOLLYWOOD MUNICIPAL CODE, WEST HOLLYWOOD, CALIFORNIA." and 2) Close the Public Hearing for Item 10.A. **Moved by Commissioner Buckner, seconded by Commissioner Bass and passes, noting Commissioner Altschul voting NO.**

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:50 P.M. AND RECONVENED AT 7:55 P.M.

B. 1342 N. Hayworth Avenue:

Roger Rath, Assistant Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 17, 2019.

He stated the proposal is a tentative tract map requesting the subdivision of a four-story, sixteen-unit, multi-family building over subterranean parking into a common interest development. The building was approved by the City Council on May 5, 2008.

The proposed building meets all Zoning Ordinance requirements for on-site parking, guest parking, common and private open space, and tenant amenities that are set forth in Section §19.36.280. The building currently exists.

Since the project has been issued a Certificate of Occupancy, the apartment building has been occupied with rental tenants. The requested subdivision is considered a conversion of rental units and subject to the requirements of Rent Stabilization and Housing department. The ownership of the individual units would be maintained by the current property owner and will be continually rented to the current tenants without any interruptions.

Chair Jones opened public comment for Item 10.B.:

MICHAEL DUBELKO, BEVERLY HILLS applicant, presented the applicants report. He provided a brief history of the project, agreed with staff's recommendation and requested approval.

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

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

Seconded by Commissioner Erickson.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1307 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE PARCEL MAP (MAJOR LAND DIVISION NO. 68379) FOR THE SUBDIVISION OF A FOUR-STORY, SIXTEEN-UNIT, MULTI-FAMILY BUILDING INTO A COMMON INTEREST DEVELOPMENT, LOCATED AT 1342 NORTH HAYWORTH AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 2) Close the Public Hearing for Item 10.B. **Moved by Commissioner Buckner, seconded by Commissioner Erickson and unanimously passes.**

C. 1019 N. Orange Grove Avenue:

Dereck Purificacion, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 17, 2019.

He stated the proposal is to demolish an existing one-story duplex to construct a new four-story, 8,400 square-foot nine-unit apartment building over one level of subterranean parking. The proposed project will provide one very low affordable housing unit.

He provided a history of the project, and spoke regarding neighborhood compatibility, setbacks, parking, bicycle parking, building amenities, roof deck, mechanical equipment, private open space, green building points, exemplary design, rear, south and north elevation, materials, and massing.

Staff proposes to amend the following conditions in draft resolution No. PC 19-1304; Conditions 5.9, 6.10, and eliminate Condition 10.6 (deleted text is indicated with a ~~strike-through~~, and new text is indicated with underlining):

5.9) Construction workers shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits.

6.10) An Encroachment Permit must be approved by the City Engineer prior to commencement of any activities affecting the public right-of-way. An encroachment permit requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets. Prior to issuance of each Encroachment Permit, the applicant shall submit to the satisfaction of the City Engineer plans and details regarding the scope activities covered by the Encroachment Permit. These activities may include but are not limited to:

Excavation – staging of haul trucks, haul routes, site clean up

Bins – dumpsters, haul trucks

Office – construction office in public right of way

Material Deliveries – renewed monthly

Material Storage

Concrete Pours – staging of trucks, clean out, clean up

Construction Equipment – crane, gunite, equipment, scaffolding, etc.

Traffic and Pedestrian Management Safety Plan at Project

Public Improvements, Sidewalk, Curb, Gutter, Driveways.

~~10.6) Vehicles belonging to independent contractors, subcontractors, and/or employees who are doing construction or renovations to a residence require an encroachment permit to park on the street for specific periods of time. An encroachment permit requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits.~~

The commission requested clarifications regarding changes to the proposed plans, materials, trees and landscaping, 50% regarding the front elevation, habitable space, operable windows, ventilation, and access to the trash enclosure.

Chair Jones opened public comment for Item 10.C.:

ARMIN GHARAI, WEST HILLS, applicant's representative, presented the applicants report. He provided a brief history of the project, and spoke regarding the affordable housing unit, and materials.

The commission questioned the applicant's representative regarding the operation and upkeep of the landscaping, operable windows, and common open space.

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

The commission discussed and had concerns regarding exemplary design and architecture, last minute plan revisions, building elevations, building materials, windows and ventilation, neighborhood compatibility, landscaping, setbacks, bicycle storage, green building points, and questioned if this project could be sent back to Design Review Subcommittee.

The commission could not make the finding this project is of exemplary design.

If sent back to Design Review Subcommittee, the following issues should be addressed: tie to the green points regarding the window schedules, address the safety issues in the master bedrooms, clarify the 50% habitable space issues, and address the percentage of overall white stucco.

Commissioner Hoopingarner moved to: 1) send this project back to the Design Review Subcommittee to address the issues brought forward, and 2) plans should reflect the concerns regarding the design elements, and landscaping (trees).

Seconded by Commissioner Erickson.

MOTIONS FAILS ON THE FOLLOWING VOTE:

AYES: Commissioners Erickson, Hoopingarner, Chair Jones.

NOES: Commissioners Altschul, Bass, Buckner, Vice-Chair Carvalho.

Vice-Chair Carvalho moved and stated: 1) If any of the changes which have been addressed actually trigger design review, then it shall be brought back to the Design Review Subcommittee; and 2) if it can be handled by staff, it shall return to Planning Commission.

Seconded by Commissioner Altschul.

MOTIONS FAILS ON THE FOLLOWING VOTE:

AYES: Commissioners Altschul, Buckner, Vice-Chair Carvalho.

NOES: Commissioners Bass, Erickson, Hoopingarner, Chair Jones.

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

Seconded by Commissioner Altschul.

MOTIONS FAILS ON THE FOLLOWING VOTE:

AYES: Commissioners Bass, Altschul, Vice-Chair Carvalho.

NOES: Commissioners Buckner, Erickson, Hoopingarner, Chair Jones.

Additional discussion was held regarding habitable space, design changes, elevation changes, and the possibility of design changes that need to come back.

With the objective of a new motion, Vice-Chair Carvalho clarified his intent: 1) if any of the items the commission had concerns about that trigger design changes on the elevation of the building, then it shall go to the Design Review Subcommittee, and then return to Planning Commission. 2) If any of the items do not alter the building, it shall return directly to Planning Commission.

Commissioner Bass moved to: 1) continue the item to Thursday, February 7, 2019.

Seconded by Vice-Chair Carvalho.

After discussion regarding noticing concerns, **Commissioner Bass amended his motion to continue to a date uncertain.**

ACTION: 1) Continue to a date uncertain. **Moved by Commissioner Bass, seconded by Vice-Chair Carvalho and unanimously passes.**

D. 1257 N. Sweetzer Avenue:

Adrian Gallo, Associate Planner, provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 17, 2019.

He stated the proposal is a request to demolish three dwelling units in two buildings and to construct a four-story, 14-unit condominium building with two inclusionary housing units and one level of subterranean parking.

The project will be constructed with eight, one-bedroom units and six, two-bedroom units and have an average unit size of 953 square feet. The applicant is requesting a modification for a 10% reduction in the front yard setback, for the purpose of providing a sculptural element as part of the architectural design.

With the inclusion of one low income unit and one moderate income unit, the project qualifies for a density bonus and one concession. The project is seeking to allow an additional story. The affordable units being provided are a one-bedroom unit of 772 square feet and a two-bedroom unit of 1,110 square feet, which are comparable in size to the other units in the building.

The project complies with all the development standards with the exception of a 10% modification to reduce the required front yard setback from 18'-3 to 16'-5" minimum. The sculptural element does not fall under any category of the elements which are allowed to encroach and for zoning purposes is counted as part for the main building.

Staff believes that the 10% modification for a reduced front yard setback is reasonable in that it adds only a 1'-10" projection to a sculptural element which itself is only about 14 feet wide and contains no occupiable space.

The project supports critical goals and objectives of the City's General Plan and will assist the City in meeting its housing goals by providing 14 new residential units, including one low-income unit and one moderate-income unit. The project's architectural and urban design elements will enhance the streetscape along Sweetzer Avenue. As proposed and as conditioned, the required findings for the project can be satisfied and staff recommends approval of the application.

Staff proposes to amend the following conditions in draft Resolution No. PC 19-1308; Conditions 5.13, 6.10, and eliminate Condition 10.6 (deleted text is indicated with a ~~strike-through~~, and new text is indicated with underlining)

5.9) Construction workers shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits.

6.10) An Encroachment Permit must be approved by the City Engineer prior to commencement of any activities affecting the public right-of-way. An encroachment permit requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets. Prior to issuance of each Encroachment Permit, the applicant shall submit to the satisfaction of the City Engineer plans and details regarding the scope activities covered by the Encroachment Permit. These activities may include but are not limited to:

- a) Excavation – staging of haul trucks, haul routes, site clean up
- b) Bins – dumpsters, haul trucks
- c) Office – construction office in public right of way
- d) Material Deliveries – renewed monthly
- e) Material Storage
- f) Concrete Pours – staging of trucks, clean out, clean up
- g) Construction Equipment – crane, gunite, equipment, scaffolding, etc.
- h) Traffic and Pedestrian Management Safety Plan at Project
- i) Public Improvements, Sidewalk, Curb, Gutter, Driveways.

~~10.6) Vehicles belonging to independent contractors, subcontractors, and/or employees who are doing construction or renovations to a residence require an encroachment permit to park on the street for specific periods of time. An encroachment permit requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits.~~

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

Chair Jones opened public comment for Item 10.D.:

ALLEN ALOSHEZ, LOS ANGELES, applicant's representative, presented the applicants report. He provided a history of the project and agreed with staff's representation of approval. He stated a Historic Resources Assessment report was prepared by a qualified historic consultant. Although the structures at 1257 Sweetzer Avenue were constructed in the early 1900's, the consultant found that they do not meet the eligibility thresholds necessary to become historic resources under the criteria of the National Register of Historic Places, the California Register of Historical Resources, or the City of West Hollywood's designation criteria.

PATRICK TIGHE, LOS ANGELES, architect, continued the applicants report. He spoke regarding the design intent, including scale and massing, sculptural elements, materials, parking, roof top open space, and the landscape palette.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 9:25 P.M. AND RECONVENED AT 9:30 P.M.

The commission requested clarification regarding the transformer, green points in conjunction with the concrete flooring, design intent and the requested modification.

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

Commissioner Altschul moved to: 1) approve staff's recommendation of approval, including the amended Conditions to the draft resolution.

Seconded by Commissioner Buckner.

The commission requested clarification regarding the bicycle parking, and had concerns regarding the interior courtyard, sculptural design element, concrete flooring, landscaping, and questioned the exemplary design aspect of the project.

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1308 as amended:** a) *Condition 5.9 shall read as follows: "Construction workers shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used. Such vehicles are prohibited from using residential, guest, and/or visitor parking permit";* b) *Condition 6.10 shall read as follows: "An Encroachment Permit must be approved by the City Engineer prior to commencement of any activities affecting the public right-of-way. An encroachment permit requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets."*

*Prior to issuance of each Encroachment Permit, the applicant shall submit to the satisfaction of the City Engineer plans and details regarding the scope activities covered by the Encroachment Permit. These activities may include but are not limited to: a) Excavation – staging of haul trucks, haul routes, site clean up; b) Bins – dumpsters, haul trucks; c) Office – construction office in public right of way; d) Material Deliveries – renewed monthly; e) Material Storage; f) Concrete Pours – staging of trucks, clean out, clean up; g) Construction Equipment – crane, gunite, equipment, scaffolding, etc.; h) Traffic and Pedestrian Management Safety Plan at Project; j) Public Improvements, Sidewalk, Curb, Gutter, Driveways.” c) delete Condition 10.6 Vehicles belonging to independent contractors, subcontractors, and/or employees who are doing construction or renovations to a residence require an encroachment permit to park on the street for specific periods of time. An encroachment permit requires at least 72 hours advance planning in a residential zone to ensure there are no conflicts with other work being performed on neighboring properties or public streets. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits. “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A DEMOLITION PERMIT, A DEVELOPMENT PERMIT, AND A MODIFICATION IN ORDER TO CONSTRUCT A NEW, FOUR-STORY, 14-UNIT CONDOMINIUM BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1257 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA;” 3) **Adopt Resolution No. PC 19-1309 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 80313), FOR THE PROPERTY LOCATED AT 1257 N. SWEETZER AVENUE, WEST HOLLYWOOD, CALIFORNIA”; and 4) Close the Public Hearing for Item 10.D. **Moved by Commissioner Altschul, seconded by Commissioner Buckner and unanimously passes.***

E. 8615 West Knoll Drive:

Proposed project is to demolish all existing buildings on-site to construct a new five-story, ten-unit condominium building development over a subterranean parking garage.

Applicant has requested this item be continued to Thursday, February 7, 2019 to address additional concerns that have been brought forward.

ACTION: 1) Continue to Thursday, February 7, 2019. **Moved by Commissioner Bass, seconded by Chair Jones and unanimously passes as part of the approved 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 handout regarding the Affordable Housing Density Bonus did get put into the development permit application and is available on-line.

15. PUBLIC COMMENT. None.

16. ITEMS FROM COMMISSIONERS.

Chair Jones thanked the community for welcoming her parents at a previous meeting, and stated her appreciation.

Commissioner Hoopingarner commented on and encouraged staff to provide and be clear of the impacts regarding green building point plans.

17. ADJOURNMENT: The Planning Commission adjourned at 9:50 p.m. to a regularly scheduled meeting on Thursday, February 7, 2019 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 7th day of February, 2019 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY