



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
February 21, 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:** John Keho 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: Adrian Gallo, Associate Planner, Antonio Castillo, Associate Planner, Jennifer Alkire, Senior Planner, Helen Collins, Facilities & Field Services Manager, Vince Guarino, Parking Operations Manager, Peter Noonan, Rent Stabilization and Housing Manager, David DeGrazia, Current and Historic Preservation Planning Manager, John Keho, Director, Planning and Development Services Department, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, February 21, 2019 as presented. **Moved by Commissioner Bass, seconded by Commissioner Erickson and unanimously passes.**
5. **APPROVAL OF MINUTES.**

A. **February 7, 2019**

ACTION: 1) Continue to Thursday, March 7, 2019. **Motion carried by consensus of the Commission.**
6. **PUBLIC COMMENT.**
SKYLER AUD, WEST HOLLYWOOD had concerns regarding the public hearing process and neighborhood impacts regarding West Knoll Drive.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department stated at the last City Council meeting on Monday, February 18, 2019, they continued the zone text amendment regarding dwelling unit clarifications to a date uncertain. It will be re-noticed.

At the next City Council meeting on Monday, March 4, 2019, City Council will receive the staff report and plans regarding the Billboard Policy. A public hearing will be scheduled at a later date.

8. ITEMS FROM COMMISSIONERS.

Commissioner Altschul congratulated John Keho on his appointment to permanent Director of Planning and Development Services Department.

Commissioner Erickson welcomed his mother Mary Erickson and two friends who are visiting Los Angeles. He thanked everyone who came out and supported the Vagina Monologues.

Chair Jones stated LAMDA Legal, will be holding their Love Lounge event at PaliHouse on Sunday, March 3, 2019, 2:00 p.m. – 5:00 p.m. She encouraged support and participation.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 8120 Santa Monica Boulevard:

Adrian Gallo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 21, 2019.

He stated the proposal is a determination of General Plan Consistency for a new City owned surface parking lot. The Zoning Ordinance exempts City projects from the normal permit review process. He clarified the commission is not being asked whether or not the parking lot should be built, or to approve a permit for the parking lot, but if in fact the surface parking lot is in compliance with the goals and objectives of the General Plan.

He confirmed the proposed parking lot would provide additional parking for commercial uses in the area with 78 new spaces, including 4 ADA accessible, 26 compact, and 41 standard parking stalls. Six of the standard stalls will be electric vehicle charging stations. Vehicular access would be provided through driveways on Santa Monica Boulevard and Crescent Heights Boulevard, and an exit only driveway is proposed on Havenhurst Drive.

The parking lot will have perimeter landscaping and canopy trees within an interior island. The parking lot's design includes light fixtures that are strategically placed to illuminate away from the adjacent residences. In response to concerns raised by adjacent residents, the City will also construct an 8-foot tall concrete masonry unit wall along the lot's southern boundary to serve as a buffer to the adjacent residential units.

The parking lot would be open from 6:00 a.m. to 2:00 a.m. and operated as a self-park parking lot. After 2:00 a.m. the parking lot will be available to residents for over-night parking with City placards.

He stated the General Plan allows municipal projects in all land use designations and states that the City should balance parking demand and supply in support of the intended physical environment through existing and new strategies.

This is a temporary use for the site. The public surface parking lot will improve the parking infrastructure in this area and increase the parking availability for the benefit of residents, businesses and visitors.

Staff recommends that the Commission make a determination that the city owned public surface parking lot is consistent with the General Plan. It would be inconsistent with the General Plan to leave the property vacant.

The commission requested clarification regarding the time-line of the temporary parking lot.

Helen Collins, Facilities & Field Services Manager, stated the current timeline to develop the property is not set at this time. She reiterated this will be a temporary lot until City Council has decided what will be developed at this location. At that time the city will go through an extensive public process to determine the best use of the property.

The commission questioned the toxic waste remediation issues on the property.

Helen Collins, Facilities & Field Services Manager, stated the city has done some remediation; all contaminated dirt has been removed, however, there are still some residual vapors. She clarified the surface parking lot is actually a benefit for that. Additional mitigation factors will need to be done, once the property is developed, but confirmed it is safe to use for parking uses at this time.

There were no public comments.

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

The commission questioned the parking rates.

Vince Guarino, Parking Operations Manager, stated the residents will be charged \$9.00 dollars a quarter for evening parking with a hang tag.

The commission stated their support of the temporary surface parking lot, and confirms that it adheres and complies with the General Plan.

Commissioner Erickson moved to: 1) approve staff's recommendation of the temporary parking lot, stating it is consistent with the General Plan.

Seconded by Commissioner Buckner.

ACTION: 1) **Adopt Resolution No. PC 19-1315 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, FINDING CONSISTENCY WITH THE GENERAL PLAN FOR A PROPOSED CITY OWNED PUBLIC SURFACE PARKING LOT SPANNING FOUR PROPERTIES LOCATED AT 8100-8120 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, AND 1051-1057 N. CRESCENT HEIGHTS BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close the Public Hearing for Item 10.A. **Moved by Commissioner Erickson, seconded by Commissioner Buckner and unanimously passes.**

B. 972 N. San Vicente Boulevard:

Antonio Castillo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, February 21, 2019.

He stated the proposal is a request to demolish two detached single-family dwellings and construct and operate an approximately 8,346-square-foot, three-story, child day care center above a one-level subterranean parking garage.

The preschool is designed with six classrooms to accommodate a maximum of 72 students between the ages of 18 months and five years old. The project includes outdoor instructional spaces in the rear area and a separate private outdoor area on the south side for the youngest children.

He spoke regarding neighborhood compatibility, building design and massing, exterior materials, outdoor instructional area, landscaping, surface paving, and acoustic panels on the walls.

He stated the project has been designed and programmed to accommodate all vehicular drop-off and pick-up of children within the subterranean garage at a specified loading area without requiring the parents or caretakers from having to park or exit their vehicle.

The program will include two groups of students. Group One will have a drop-off schedule between 8:30 a.m. and 9:00 a.m. and Group Two will have a drop-off schedule between 9:00 a.m. and 9:30 a.m. Pick-up is scheduled for Group One between 3:30 p.m. and 4:00 p.m. and Group Two between 4:00 p.m. and 4:30 p.m.

The applicant has proposed the staggering hours to prevent all vehicles from arriving simultaneously. Additionally, the hours for the preschool are programmed to be staggered with the regular school hours for the West Hollywood Elementary school across the street.

The schedule and outdoor spaces are designed to accommodate 12-28 children outdoors at a time. The eight youngest children have their own separate outdoor space. The backyard will function as an outdoor instructional space that has been divided into play areas with the purpose of engaging children's learning.

He stated that it is staff's assessment that the project conforms to the West Hollywood General Plan and meets the intent of the development standards for a non-residential building in a residential zoned site. Staff finds that the proposed project is well suited for this site and would be a positive addition to the City of West Hollywood.

A preschool is a permitted use within a residentially zoned district because it provides a needed service for families within a dense city and region.

Staff recommends approval.

The commission requested clarification regarding the traffic circulation diagram, queuing and management, neighborhood impacts regarding noise and the existing noise environment, and acoustical mitigations.

Chair Jones opened the public hearing for Item 10.B.

NASIM PAHLAVAN, LOS ANGELES, applicant, presented the applicant's report. She gave a brief history of the project, and addressed and clarified the traffic mitigation concerns, number of staff members, design and massing, and backyard acoustical materials and mitigations.

The commission requested further clarification regarding traffic queueing, community outreach, West Hollywood Elementary noise study, design and massing, and number of classrooms, teachers and children.

Vice-Chair Carvalheiro disclosed for the record he had email correspondence with the applicant's representatives regarding questions from the Design Review Subcommittee meeting.

CHRISTINA BERMUDEZ, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the noise study and mitigation issues.

JON VISCOTT, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding traffic circulation,

NASIM PAHLAVAN, LOS ANGELES, applicant, presented the applicant's rebuttal. She provided a video presentation regarding the loading and unloading of children. She spoke regarding neighborhood compatibility.

GEORGE RHINER, LOS ANGELES, Crane and Associates, continued the applicant's rebuttal. He further detailed the traffic queuing regarding the loading and unloading of children.

LORCAN OHERLIHY, architect, continued the applicant's rebuttal. He spoke regarding the design and the incorporation of the loading and unloading queues as part of the design.

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

Further discussion and clarification was held regarding the actuality of time lines for the loading and unloading of children.

The commission questioned the calculation numbers regarding trip generations. They support the overall design of the building and location, but had major concerns with traffic mitigation and management, traffic flow, noise, physical constraints, and the sound study.

The commission suggested a detailed traffic report and noise study at one month, three month, six month and one year. They could not support granting a conditional use permit at this time.

Commissioner Hoopingarner moved to: 1) continue to a date uncertain to allow staff to work with the applicant to address the issues brought forward.

Seconded by Commissioner Buckner.

ACTION: 1) Continue to a date uncertain to address concerns regarding traffic circulation, noise issues and operations. **Moved by Commissioner Hoopingarner, seconded by Commissioner Buckner and unanimously passes.**

THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 9:00 P.M.

11. NEW BUSINESS.

A. Discussion of Affordable Housing Density Bonus Calculations on Mixed-Use Projects.

The Commission discussed the method for calculating Affordable Housing Density Bonuses on Mixed-Use Projects and consider whether to explore further any changes to the method of calculation consistent with state law.

Commissioner Hoopingarner stated why she requested this item brought forward for discussion. She spoke regarding how the City of West Hollywood is no longer achieving the stated goal of 20% of affordable housing. She stated this is due to recent changes in state law. The result is less affordable housing in mixed-use projects. She would like the planning commission to ask staff to study this issue and develop alternatives to the question of how we can modify the code to continue to work within state law and still achieve the goal of 20% affordable housing for mixed-use projects.

Peter Noonan, Rent Stabilization and Housing Manager, provided an update on the State Density Bonus, and spoke regarding the interpretation of state law and what is actually required by local governments.

Chair Jones opened public comment for Item 11.A.

EDWARD LEVIN, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding the dilution of affordable housing units, and stated state law does not treat mixed-use well. He spoke regarding the calculations and bonuses versus residential and commercial.

ACTION: Close public comment for Item 11.A. **Motion carried by consensus of the Commission.**

Discussion was held and questioned if there is any way to discuss this further and address this issue in the zoning code.

Peter Noonan, Rent Stabilization and Housing Manager, explained the process to have this item move forward for official direction from City Council.

Commissioner Hoopingarner moved to: 1) recommend to City Council to amend the work plan; which would include a study of how to modify the code to continue to work within state law and still achieve the maximum of the goals of 20% affordable housing in mixed-use projects.

Seconded by Commissioner Erickson.

ACTION: Forward the request to City Council, asking them to amend the work plan to include a study of how to modify the zoning code to continue to work within state law, and still achieve the maximum of the goals of 20% affordable housing in mixed-use projects. **Moved by Commissioner Hoopingarner, seconded by Commissioner Erickson and passes, noting Commissioner Altschul voting NO.**

12. **UNFINISHED BUSINESS.** None.

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

14. **ITEMS FROM STAFF.**

A. **Planning Manager's Update.** None.

15. **PUBLIC COMMENT.**

GEORGE T. BURJARSKI, WEST HOLLYWOOD commented on residential property questions, waivers and colors.

16. **ITEMS FROM COMMISSIONERS.**

Commissioner Bass reminded everyone to vote on Tuesday, March 5, 2019.

Chair Jones spoke regarding the perception of commissioners and developers, and urged everyone to vote on Tuesday, March 5, 2019.

Commissioner Hoopingarner suggested everyone participate in their neighborhood associations and get involved in the public hearing process.

17. **ADJOURNMENT:** The Planning Commission adjourned at 9:25 p.m. to a regularly scheduled meeting on Thursday, March 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 March, 2019 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY