



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
April 4, 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 6:30 p.m.

2. **PLEDGE OF ALLEGIANCE:** Ann Goldman led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Bryan Eck, Senior Planner, Bianca Siegl, Long Range Planning Manager, John Keho, Director, Planning and Development Services Department, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

Chair Jones recommended moving Item 11.A. – Cancel the Meeting of Thursday, June 6, 2019 to Consent Calendar as Item 9.A. and move agenda Item 10.C. – Sunset Specific Plan, Modify Rear Setback Requirements to the beginning of public hearings.

ACTION: Approve the Planning Commission Agenda of Thursday, April 4, 2019 as amended. **Moved by Commissioner Buckner, seconded by Commissioner Erickson and unanimously passes.**

5. **APPROVAL OF MINUTES.**

A. March 7, 2019

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, March 7, 2019 as presented. **Moved by Commissioner Erickson, seconded by Chair Jones and unanimously passes; noting Commissioner Hoopingarner present, but officially recused from the public hearing item regarding 8555 Santa Monica Boulevard.**

B. March 21, 2019

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, March 21, 2019 as presented. **Moved by Commissioner Erickson, seconded by Chair Jones and passes; noting Commissioner Buckner abstaining.**

6. PUBLIC COMMENT.

GEORGE BURJARSKI, WEST HOLLYWOOD spoke regarding the internal processes for raising the threshold regarding residential buildings.

7. DIRECTOR'S REPORT.

John Keho, Director, Planning and Development Services Department provided an update regarding the correspondence received for 8650 Melrose Avenue. He stated staff is currently reviewing the project, and requested the developer provide a survey to identify the heights and setbacks of the buildings. The developer has not met the deadline, therefore a stop-work order has been ordered. All issues raised by West Hollywood West will be responded to in writing.

He spoke and clarified noticing issues regarding staff level approvals for projects. He provided information regarding Info Map currently on-line for all projects in West Hollywood, which can be accessed at: www.weho.or/infomap

He confirmed staff is currently working on standard conditions regarding character defining features.

8. ITEMS FROM COMMISSIONERS.

Commissioner Bass provided a graphic concerning the current on-site noticing regarding staff level approvals. He pointed out the misperception regarding the layout of the notice regarding the applicant and staff. He suggested a redesign of this notice to clarify the proper individuals to contact.

Commissioner Erickson stated April is Poetry Month. He encouraged public participation.

Commissioner Hoopingarner requested clarification regarding the continuance for agenda Item 10.B. – Zone Text Amendment, Projects Spanning Commercial and Residential Districts.

Bianca Siegl, Long Range Planning Manager stated this item was continued to a date uncertain to allow for additional analyses of properties that might fall into the policy recommendations, and to have a more detailed map for the commission. She stated they are anticipating bringing this item forward in late May.

The following agenda item was moved to the Consent Calendar as part of the amended agenda.

9. CONSENT CALENDAR.

A. Officially Cancel the Meeting of Thursday, June 6, 2019.

Staff is requesting the regularly scheduled meeting for Thursday, June 6, 2019 cancelled, due to the Christopher Street West LA Pride 2019 festivities.

ACTION: 1) Officially cancel the meeting of Thursday, June 6, 2019. **Moved by Commissioner Buckner, seconded by Commissioner Erickson, and unanimously passes as part of the amended agenda.**

10. PUBLIC HEARINGS.

The following agenda item 10.C. was moved and heard out of order as part of the amended agenda.

Commissioner Altschul and Commissioner Buckner officially recused themselves and left the meeting, due to their residences being within 500 feet of the proposed Sunset Specific Plan amendment.

C. Sunset Specific Plan Amendment, Modify Rear Setback Requirements:

Bryan Eck, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, April 4, 2019.

He stated the proposal is an amendment to the Sunset Specific Plan to increase the required rear yard setbacks for commercially zoned parcels which abut residential parcels from five feet to ten feet. This proposal would apply to approximately 100 parcels.

This item was directed to staff by the City Council with the objectives to reduce the potential impacts of new development on neighboring residential uses and to increase the opportunities for landscaping within the increased setback areas. The proposed amendment would make the rear setback requirements within the Sunset Specific Plan align with citywide standards.

It was noted the Long Range Planning Projects Subcommittee previously met regarding this proposal, and was in agreement supporting staff's recommendation.

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

DIMITRI KERMANI, WEST HOLLYWOOD, representing 1022 N. Palm Avenue has concerns regarding this item. He requested if a majority of the property that lies within the boundaries of the Sunset Specific Plan that is eligible for residential use, that these specific setbacks are limited only to commercial, not mixed-use buildings.

ANN GOLDMAN, WEST HOLLYWOOD spoke in support of staff's recommendation of increasing the setback to ten feet.

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

Commissioner Bass moved to: 1) approve staff's recommendation to City Council.

Seconded by Commissioner Hoopingarner.

ACTION: 1) **Adopt Resolution No. PC 19-1319 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE SUNSET SPECIFIC PLAN TO INCREASE REQUIRED REAR SETBACKS WHERE COMMERCIAL ZONES ABUT RESIDENTIAL ZONES, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close the Public Hearing for Item 10.C. **Moved by Commissioner Bass, seconded by Commissioner Hoopingarner and passes, noting Commissioner Altschul and Commissioner Buckner recused.**

A. General Plan Amendment, Earthquake Fault Zones Map and Hazard Mitigation Plan:

Consider a General Plan Amendment to add Earthquake Fault Zones Map to the Safety and Noise Element and the West Hollywood Hazard Mitigation Plan as an Appendix to the West Hollywood General Plan 2035.

Staff will return with these two items as separate General Plan Amendments: (a) Hazard Mitigation Plan, and (b) Earthquake Fault Zones Map and Zone Text Amendment.

ACTION: 1) Continue to a date uncertain. **Moved by Commissioner Buckner, seconded by Commissioner Erickson, and unanimously passes as part of the amended agenda.**

B. Zone Text Amendment, Projects Spanning Commercial and Residential Districts:

Consider a zone text amendment to amend standards for projects spanning commercial and residential districts. The proposed amendments will eliminate the minimum aggregate lot size, require a prevailing front setback along street fronting residential zones, and will require ground floor setbacks to be equal or greater than would be required if the project was developed separately.

Staff is requesting a continuance to allow for additional analyses of properties that might fall into the policy recommendations, and to have a more detailed map for the commission.

ACTION: 1) Continue to a date uncertain. **Moved by Commissioner Buckner, seconded by Commissioner Erickson, and unanimously passes as part of the amended agenda.**

11. NEW BUSINESS.

A. Officially Cancel the Meeting of Thursday, June 6, 2019.

Staff is requesting the regularly scheduled meeting for Thursday, June 6, 2019 cancelled, due to the Christopher Street West LA Pride 2019 festivities.

ACTION: 1) This item was officially moved to the Consent Calendar as agenda Item 9.A. **Moved by Commissioner Buckner, seconded by Commissioner Erickson, 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 Erickson noted Chair Jones' birthday is Thursday, May 2, 2019.

17. ADJOURNMENT: The Planning Commission adjourned at 7:00 p.m. to a regularly scheduled meeting on Thursday, April 18, 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.**

