



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
May 2, 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 6:33 p.m.
2. **PLEDGE OF ALLEGIANCE:** Jake Stevens 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: Dereck Purificacion, Associate Planner, Robyn Eason, Senior Sustainability Planner, David DeGrazia, Current and Historic Preservation Planning Manager, 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.**
ACTION: Approve the Planning Commission Agenda of Thursday, May 2, 2019 as presented. **Moved by Commissioner Erickson, seconded by Commissioner Bass and unanimously passes.**
5. **APPROVAL OF MINUTES.**

A. **April 18, 2019**

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, April 18, 2019 as presented. **Moved by Commissioner Erickson, seconded by Chair Jones and unanimously passes.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.**
John Keho, Director, Planning and Development Services Department stated the following items will be on the next City Council agenda on Monday, May 6, 2019.

He stated there will be an appeal of the Planning Commission's approval of a four-story, fourteen-unit condominium building located at 1257 N. Sweetzer Avenue, a Sunset Specific Plan amendment regarding modifying rear setback requirements, and a discussion item regarding Senate Bill 50 and how it may affect West Hollywood.

ITEMS FROM COMMISSIONERS.

The commission wished Chair Jones a "Happy Birthday."

Commissioner Erickson stated the 13th Annual City of West Hollywood Women's Leadership Conference will be taking place on Saturday, May 11, 2019, 10:00 a.m. – 4:00 p.m. at West Hollywood Park Auditorium. He encouraged participation.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 1250 N. Fuller Avenue.

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, May 2, 2019.

He provided a history of the development and stated the request is for a subdivision of a two-story, three-unit multi-family building over semi-subterranean parking into multiple condominium ownerships. The development was originally approved administratively on October 25, 2018.

The proposed subdivision is categorically exempt from California Environmental Quality Act pursuant to Section §15332 as an in-fill development project.

Staff recommends approval.

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

Seconded by Commissioner Bass.

ACTION: 1) **Adopt Resolution No. PC 19-1321 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING VESTING TENTATIVE PARCEL MAP (MAJOR LAND DIVISION NO. 082162) FOR THE SUBDIVISION OF A TWO-STORY, THREE-UNIT, MULTI-FAMILY BUILDING INTO A COMMON INTEREST DEVELOPMENT, LOCATED AT 1250 N. FULLER AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close the Public Hearing for Item 10.A. **Moved by Commissioner Buckner, seconded by Commissioner Bass and unanimously passes.**

B. Zone Text Amendment, Green Building Requirements.

Robyn Eason, Senior Sustainability Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, May 2, 2019.

She provided a background history and stated the proposed amendment is to the update the City of West Hollywood's Green Building requirements.

This item was directed to staff by the City Council with the objective to maintain a best in class green building program and build upon the leadership and success of the 2007 Ordinance.

She detailed the project goals and key questions, and spoke regarding the working group meetings, green building program framework, reviewing State code and structuring the amendment to mimic that of the State, current duplicate language, Green Building program recommendations, implementation and administration, and an alternate recommendation.

She reiterated the recommendation on the floor only requires high-achieving measures for projects seeking special approvals. Staff has included an alternative recommendation with incentives and voluntary high-achieving measures for all other projects. Formal language for this option reflects modifications only in Section 2 of the proposed zone text amendment.

The commission requested clarification regarding the extra incentives and the alternative plan, preserving of six inch trees, canopy trees, intent of the language regarding vegetative space, achieving LEED Platinum status and repercussions of not achieving this standard in a given time-frame, gross floor area calculations, and flexibility concerns.

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

EMILY GABLE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

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

Discussion was held regarding green space and replacing tree canopies, water percolation, high performing energy efficient buildings, high performance facades, energy reductions, incentive requirements, zero-net energy, performance standards, setbacks, performance bonds, and an expedited plan check process.

Commissioner Hoopingarner moved to: 1) recommend staff's original recommendation to City Council, stating the alternative may be presented to City Council, but noting it is not what the Planning Commission is recommending; and a) language shall be amended to address the performance bond and permeability requirement for ground level vegetative space used to offset parking requirements.

Seconded by Commissioner Buckner.

ACTION: 1) **Adopt Resolution No. PC 19-1320 as amended:** *a) the alternative may be presented to City Council, noting it is not the recommendation from Planning Commission; b) in-depth discussion concerns shall be relayed to City Council in the staff report; c) language shall be amended to address the performance bond and permeability requirement for ground level vegetative space used to offset parking requirements:* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ADOPT NEW GREEN BUILDING REQUIREMENTS FOR NEW CONSTRUCTION AND MAJOR REMODELS, CITYWIDE, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close the Public Hearing for Item 10.B. **Moved by Commissioner Hoopingarner, seconded by Commissioner Buckner and unanimously passes**

11. NEW BUSINESS. None.

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 announced he will be absent from the meeting on Thursday, May 16, 2019.

17. ADJOURNMENT: The Planning Commission adjourned at 8:05 p.m. to a regularly scheduled meeting on Thursday, May 16, 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 16th day of May, 2019 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: Erickson.

ABSTAIN: Commissioner: None.



STACEY E. JONES, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY