



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
June 20, 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 6:34 p.m.
2. **PLEDGE OF ALLEGIANCE:** Stacey E. Jones 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: Laurie Yelton, Associate Planner, Jennifer Alkire, Senior Planner, Gwynne Pugh, Urban Design Consultant, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, June 20, 2019 as presented. **Moved by Commissioner Erickson, seconded by Chair Jones and unanimously passes.**
5. **APPROVAL OF MINUTES.**
A. May 16, 2019

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, May 16, 2019 as presented. **Moved by Commissioner Bass, seconded by Commissioner Buckner and passes, noting Commissioner Erickson abstained.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.** None.

8. ITEMS FROM COMMISSIONERS.

Commissioner Erickson congratulated staff member Jackie Rocco, who was recently promoted to Director of Public Works.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 1257 N. Detroit Street.

Laurie Yelton, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, June 20, 2019.

She stated the proposal is to construct a new, four-story, eight-unit multi-family apartment building with one level of subterranean parking on an existing vacant lot. The project includes one affordable housing unit on-site and utilizes an affordable housing concession under Government Code §65915(e) to reduce the front yard setback from the required 24'-6" to 20'-0". The project achieves 90 green building points and requests a green building incentive to allow the common open space to be located on the roof of the project installs and maintains a vegetated roof for at least 50% of the roof.

The project includes the required eleven parking spaces for the project: Two parking spaces for each of the three-bedroom units and one parking space for each of the five one-bedroom units. The average unit size is approximately 1,150 square-feet. No guest parking spaces are required for projects that provide on-site affordable housing.

There is a requirement for a 10' sidewalk and parkway along Fountain Avenue and the property will need to dedicate an additional 5', which decreases the amount of area they are able to utilize for the building.

Applicant is requesting a reduced front yard setback as an affordable housing concession. The front yard setback is reduced from approximately 24'-6" to 20'-0" to accommodate the on-site affordable unit on a narrow and substandard sized lot. The average front yard setback on the subject block is approximately 18'-6".

She stated the project was reviewed and revised a number of times through an iterative design review process to refine the buildings design. The proposed project was reviewed by the Design Review Subcommittee as well as a neighborhood meeting and the community members that attended the meetings gave the building design high praise.

Gwynne Pugh, Urban Design Consultant, presented the Design Review Subcommittee report. He stated the applicant is requesting an exemplary design status. He stated the structure is quite simple, it is also very sophisticated.

He spoke and detailed the building mass, balcony elements, materials, top floor step back, and entrances regarding accessibility. He stated this is an asset to the neighborhood and is appropriate to be regarded as exemplary design.

The project is in compliance with the goals and provisions of the General Plan, and the Zoning Code in that it provides a multi-family residential housing project with an on-site affordable housing unit, which the City incentivizes and encourages.

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 8 new residential units including 1 affordable unit to the City housing stock.

The project's residential use and architectural and urban design elements will enhance the streetscape and improve pedestrian activity along Fountain Avenue by dedicating five feet for a new parkway with trees along Fountain Avenue. Staff recommends approval of the proposed project subject to the conditions of approval.

There were no official disclosures.

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

GIOVANNI FRUTALDO, WEST HOLLYWOOD, architect, presented the applicant's report. He provided a history of the design process, and spoke regarding the massing, height, parkway, rooftop, step backs, entrances, materials, color palette, articulation of the ground floor, solar panels, community open space, green points, side elevations, the requested concession, façade, and neighborhood compatibility.

UZI AVNERI, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

The commission requested clarification regarding the extensive green roof and safety requirements and elements on the roof top.

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

The commission commented on and discussed the vacant lot, massing and architecture, step backs, front elevation, neighborhood compatibility, parking, exemplary design, and open space. They spoke in support of the affordable housing unit and project.

Commissioner Hoopingarner stated she would like to add a condition limiting the ability for staff to change the materials and color palette.

Lauren Langer, Assistant City Attorney stated the following shall be added to the end of Condition 9.12; subsection n) "...exterior color and contrast changes shall require approval by the Planning Commission."

Add a Condition 2.5 stating the project qualifies as exemplary design and shall not require additional six foot step back on second floor and above.

Commissioner Erickson moved to: 1) approve staff's recommendation of approval with the added conditions.

Seconded by Vice-Chair Carvalho.

ACTION: 1) **Adopt Resolution No. PC 19-1330 as amended:** a) *Add to Condition 9.12; Subsection n) "Any minor changes to the approved plans shall require an amendment for review and approval by the Director. Exterior color and contrast changes shall require approval by the Planning Commission."* b) *add Condition 2.5 to read as follows: "The project qualifies as exemplary design and shall not require additional six foot step back on second floor and above."* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEVELOPMENT PERMIT TO CONSTRUCT A NEW, FOUR-STORY, EIGHT UNIT, MULTI-FAMILY RESIDENTIAL BUILDING (ONE AFFORDABLE UNIT) WITH ONE LEVEL OF SUBTERREANEAN PARKING, ON THE PROPERTY LOCATED AT 1257 N. DETROIT STREET, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close the Public Hearing for Item 10.A. **Moved by Commissioner Erickson, seconded by Vice-Chair Carvalho and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1257 N. Detroit Street, 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.

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. None.

17. ADJOURNMENT: Noting the official cancellation of the Planning Commission meeting on Thursday, July 4, 2019, the Planning Commission adjourned at 7:10 p.m. to a regularly scheduled meeting on Thursday, July 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.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 18th day of July, 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