



PLANNING COMMISSION MINUTES

April 15, 2004

West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Altschul called the meeting of the Planning Commission to order at 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Francie Stefan led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker and Thompson.

Commissioners Absent: None.

Staff Present: Elinor Aurthur, Assistant Planner, Francie Stefan, Associate Planner, Christi Hogin, Assistant City Attorney; Susan Healy Keene, Planning Manager and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, April 1, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

5. APPROVAL OF MINUTES:

Chair Altschul read the following corrections into the record: 1) pages 2 and 4; Mindy Bradish changed to "representing the West Hollywood Chamber of Commerce" and 2) pages 7, 8 and 9; technical language corrected to reflect the correct sub-sections.

ACTION: Approve the Planning Commission Minutes of Thursday, April 1, 2004 as amended. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

6. PUBLIC COMMENT:

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the ongoing construction and parking situation regarding "The Abbey", a West Hollywood business.

7. ITEMS FROM COMMISSIONERS:

Chair Altschul requested staff to research and add an item to the next round of Zoning Text Amendments; which addresses a required period of time between shared parking uses as in previous Codes.

8. CONSENT CALENDAR.

A. Zoning Text Amendment 2004-01.

Elinor Aurthur presented the revised staff report and resolution. She stated the Assistant City Attorney has recommended incorporating into the current [amended] Resolution the right to appeal of anyone with “beneficial interest”.

Christi Hogin, Assistant City Attorney, gave a detailed description of “beneficial interest”, which is an additional recommendation to the current [amended] Resolution.

Chair Altschul opened Consent Calendar to Public Speakers:

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the amount of [implied] frivolous appeals and “beneficial interest”.

Vice-Chair Hamaker asked for clarification of the appeals process once it has officially been filed with the City Clerk’s Office.

ACTION: Close Consent Calendar to Public Speakers. **Motion carried by consensus of the Commission.**

ACTION: 1) Adopt Resolution No. PC 04-523 as amended “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING TEXT AMENDMENT 2004-01 RELATING TO NOTICE FOR PUBLIC HEARINGS, APPEALS, TALL WALL SIGNS AND REAL ESTATE OPEN HOUSE SIGNS”. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

9. COMMISSION CONSIDERATION. None.

10. PUBLIC HEARINGS.

A. 894-902 West Knoll Drive:

Demolition Permit 003-023; Development Permit 003-017; Tentative Tract Map 004-002.

Francie Stefan, Associate Planner presented the staff report. She stated the applicant is requesting to demolish a total of eight (8) residential units on two (2) adjacent lots (894-902 West Knoll Drive) and construct a six (6)-unit condominium building using the Zoning Ordinance’s courtyard housing standards. Three (3) incentives related to driveways and front and rear yard setbacks are also requested.

Commissioner D'Amico gave an update of the Design Review Subcommittee meeting which was held on Monday, March 8, 2004.

Chair Altschul opened the Public Hearing:

DEMITRI SAMAHA, SHERMAN OAKS, principle owner of West Knoll Associates, LLC, presented the applicant's report. He gave a brief history of the properties and requested approval of the project.

Commissioner Bartolo questioned the applicant regarding the original plan (concept) when purchased, the economics, rehabilitation and market demand of the properties.

DAVID KELLEN, LOS ANGELES, architect of the project, continued with the applicants report. He spoke on the [current] color scheme (massing model), the courtyard design and additional parking spaces.

Chair Altschul questioned the architect about the colors presented at the neighborhood meeting and the colors of the project which are currently on display.

David Kellen, Los Angeles, architect of the project, made it clear that the colors on the massing model are not the colors that are to be incorporated into the finished project.

Chair Altschul suggested the colors need to be refined and re-presented at another neighborhood meeting. He further suggested this matter be continued; in order to do additional design work and have another Design Review Subcommittee meeting.

Commissioner Thompson recommended this item move forward, but conditionally approve the color scheme with approval by the Design Review Subcommittee.

Discussion was held regarding the colors and the differential of the colors that have been presented in the design.

Commissioner DeLuccio requested the architect to elaborate on "the gate".

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She briefly commented on the colors of the project. She questioned how the occupants of the eight-unit apartment complex vacated the premises and the [proposed] parking spaces of the project.

ACTION: Close the Public Hearing. **Motion carried by consensus of the Commission.**

Chair Altschul requested information regarding the comments made regarding Rent Stabilization guidelines.

Franice Stefan, Associate Planner stated the Rent Stabilization Department of the City of West Hollywood assured staff that all vacancies had followed the Ellis Act appropriately. However, no update(s) have been given regarding adequate compensation on [current] tenants since the last Development Review Subcommittee meeting.

Chair Altschul requested staff to resume the policy; when rental units are taken off the market and/or renters are displaced, that collaboration and/or affirmative feedback and confirmation is received from the Rent Stabilization Department.

DEMITRI SAMAHA, SHERMAN OAKS, representing West Knoll Associates, LLC, presented the applicant's rebuttal. He assured the Commission when the property was purchased it was vacant with a fence around the perimeter. All other units were vacated legally.

Chair Altschul suggested this item be continued.

Commissioner DeLuccio questioned who paid the in-lieu fee(s).

Demitri Samaha, principle owner of West Knoll Associates, LLC indicated they are responsible for paying the in-lieu fee(s).

Vice-Chair Hamaker stated she is not clear about the finished surfacing and would like to see examples.

Commissioner Bartolo has concerns with the ten foot front yard set-back. She suggested setting the building back a few more feet and having the side-yard setbacks of two feet, altered to six feet.

Chair Altschul motioned 1) to continue this item (date to be determined by staff); 2) return with a modified color scheme (to the satisfaction of staff); 3) Rent Stabilization Department submit written status on vacant units/tenants; 4) the gate is to be resolved (to the satisfaction of staff) and re-submitted at the continued hearing date and 5) a material board and/or sample board shall be submitted.

Commissioner D'Amico suggested these conditions be heard in a public forum, such as the Design Review Subcommittee meeting.

Chair Altschul agreed to this amendment and read into the record: **the above mentioned, re-worked items (components) shall be brought forth to the Design Review Subcommittee meeting and the neighborhood (specifically the neighbors that were present at the original meeting) shall be noticed and encourage to attend.**

Commissioner DeLuccio recommended the motion include a date certain for the project to return.

Susan Healy Keene, Planning Manager, suggested this item be continued to Thursday, May 20, 2004 Planning Commission meeting.

ACTION: 1) Continue this item to Thursday, May 20, 2004 as amended. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and carried, noting the NO vote of Commissioner Guardarrama.**

11. NEW BUSINESS.

A. 7718 Santa Monica Boulevard.

General Plan Consistency 004-002. Request to determine the General Plan Consistency of the replacement of an existing billboard with a new billboard. Revenue generated from the billboard will be used to cover the costs of an on-site, city operated parking lot.

ACTION: 1) Continue this item to Thursday, May 6, 2004. **Motion carried by consensus of the Commission.**

B. 8755-8775 Sunset Boulevard.

General Plan Consistency 004-003. Request to determine the consistency of a new billboard. Revenue generated from the billboard will be used to cover the costs of an on-site, city operated parking lot.

ACTION: 1) Continue this item to Thursday, May 6, 2004. **Motion carried by consensus of the Commission.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF. None.

15. PUBLIC COMMENT.

JEANNE MATHISON, WEST HOLLYWOOD, stated her concerns regarding noticing for the property at 894-902 West Knoll Drive, West Hollywood, California.

16. ITEMS FROM COMMISSIONERS:

Commissioner DeLuccio thanked staff for providing an updated status report regarding ongoing projects in the city.

17. **ADJOURNMENT:** The Planning Commission adjourned at 7:35 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 6, 2004 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 6TH DAY OF MAY, 2004.



CHAIRPERSON

ATTEST:



Community Development Director