



PLANNING COMMISSION MINUTES
Special Meeting
September 30, 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 6:32 P.M.

2. PLEDGE OF ALLEGIANCE: Oscar Delgado led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: David DeGrazia, Associate Planner, John Chase, Urban Designer, Oscar Delgado, Parking Operations Manager, Sharon Perlstein, Engineering Manager/City Engineer, Mike Jenkins, City Attorney, Susan Healy Keene, Planning Manager and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, September 30, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and unanimously carried.**

5. APPROVAL OF MINUTES:

ACTION: Approve the Planning Commission Minutes of Thursday, September 2, 2004 as presented. **Motion by Vice-Chair Thompson, seconded by Commissioner DeLuccio and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker commented on the anticipated opening of Pasta Pomodoro and the newly installed kiosks at the West Hollywood Gateway Project.

Chair Altschul reminded the public about the upcoming 3rd Annual West Hollywood Book Fair on Sunday, October 3, 2004 at West Hollywood Park.

8. CONSENT CALENDAR.

A. 9073 Nemo Street.

ACTION: Adopt Resolution No. PC 04-551 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ACKNOWLEDGING THAT THE PROPOSED VACATION OF NEMO STREET AT 9073 NEMO STREET IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF WEST HOLLYWOOD". **Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and unanimously carried.**

9. PUBLIC HEARINGS.

A. 1114 North Orange Grove Avenue.

General Plan Consistency:

Susan Healy Keene, Planning Manager, presented the staff report; in the absence of Debby Linn, Contract Planner. She stated the requested action is the determination of consistency with the General Plan for a City operated surface parking lot.

She confirmed the site is approximately 15,000 square feet. The parking lot would provide forty-five (45) parking stalls. Two (2) would be handicapped accessible, and sixteen (16) would be compact, with the remaining twenty-seven (27) stalls provided as standard stalls.

Vehicular access to the parking lot would be from 7:00 A.M. to 10 P.M., with a charge for parking from 8:00 A.M. to 10 P.M. On Friday and Saturday nights, if an attendant is on duty, vehicular access to the parking lot would be from 7:00 A.M. to 12:00 Midnight, with patrons being allowed to exit until 2:30 A.M. She further stated no new vehicles would be allowed to enter the parking lot after 10:00 P.M., without an attendant, or after 12:00 Midnight, with an attendant.

Chair Altschul opened Public Hearing Item 9.A.:

ANDREW RAKOS, WEST HOLLYWOOD, General Manager of the Fountain Day School, has concerns regarding this item. He stated the school supports the parking lot, however; his concerns were with the demolition and improvement of the parking lot during construction. He also presented a letter of support from Elizabeth Bakulski, of the Orange Grove Neighborhood Watch Group.

Oscar Delgado, Parking Manager, stated and alleviated the concerns regarding the hours of construction and safety of the site during the demolition and construction of the parking lot.

KATHY POMEY, WEST HOLLYWOOD, has concerns regarding this item. She commented on the [anticipated] noise, congregating after-hours and traffic impacts.

VIKEN MOLRADIAN, GLENDALE, has concerns regarding this item. He commented on the height of the [proposed] fence, the lighting issues and questioned what would happen to the vehicles that are left in the lot after posted hours.

Oscar Delgado, Parking Manager, commented on the issues brought forward. He stated the lighting would point north to south (not east to west and will not shine into the residential area), there would be no parking against the residential wall after 9:00 P.M. and detailed the parking attendant(s) role and hours. He spoke briefly on the towing policies.

Chair Altschul reiterated for the public the function of the Planning Commission regarding this item; which is strictly to determine if the proposal to operate this parking lot is consistent with the General Plan of the City of West Hollywood. It would then be forwarded to the West Hollywood City Council. He urged the public to contact Oscar Delgado, Parking Manager, if there are any problems or further issues.

Commissioner D'Amico questioned staff regarding pedestrian access point(s) and what type of lights will actually be installed. He further questioned the lease terms of the project and if there would be any landscaping.

Oscar Delgado, Parking Manager clarified the pedestrian access points, the type of lights which will be installed, the lease terms, and stated for the record there would be no landscaping for this project.

ACTION: Close Public Hearing Item 9.A. **Motion carried by consensus of the Commission.**

ACTION: 1) Adopt Resolution No. PC 04-550 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD DETERMINING THAT A CITY OPERATED PUBLIC SURFACE PARKING LOT PROPOSED FOR 1114 NORTH ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA IS CONSISTENT WITH THE GENERAL PLAN". **Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and unanimously carried.**

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MODEL FOR AGENDA ITEM NO. 9.B. AT 6:55 PM AND RECONVENED AT 7:00 P.M.

B. 547 North Kings Road.

Demolition Permit 004-007, Development Permit 004-006, Modification 004-008, Modification 004-009, Tentative Tract Map 004-004:

David DeGrazia, Associate Planner, presented the staff report. He stated the applicant is requesting to demolish a single-family dwelling and construct a four-story, four-unit condominium building over a semi-subterranean garage. He spoke in detail on the [proposed] construction hours, the height of the project, potential shadows and air circulation.

He affirmed this structure is well designed, with additional setbacks incorporated, in order to reduce the impacts that it will have on the surrounding buildings. He also stated that it is well suited for this site and the surrounding neighborhood.

Commissioner D'Amico presented the Design Review Subcommittee report. He commented briefly on the neighborhood, the front garden space and stated the setback(s) are more than adequate for this project and the surrounding area.

Chair Altschul opened Public Hearing Item 9.B.:

MICHAEL BOBROW, LOS ANGELES, architect for the project, presented the applicant's report. He gave a brief history of the project and stated the neighbor's concerns have been [considered] and implemented into the project. He detailed the scale, setback, light and quality of the environment.

Commissioner DeLuccio questioned the size of the lot and setbacks. He also inquired about the landscaping for the project.

Commissioner Hamaker questioned the applicant about the term "pocket park" and asked if the area will be available to the public.

Michael Bobrow, architect, stated it is not an actual "pocket park"; but a "park-like setting" or "private open space", strictly for the residents of the project.

CAROL VAN LEER, WEST HOLLYWOOD, has concerns regarding this item. She commented on the mass of the project and the loss of affordable housing. She also commented on the increased traffic, noise and hours of construction.

MARK PYLEN, WEST HOLLYWOOD, opposes staff recommendation. He spoke about the size of the lot, the mass of the project and the loss of light.

LOTVA PYLEN, WEST HOLLYWOOD, opposes staff recommendation. She spoke on the loss of affordable housing and foresees a precedent of future developments of this size.

ABAYNEH MIKYAS, LOS ANGELES, architect for the project, was available for questions.

GREG DOENCH, LOS ANGELES, architect for the project, was available for questions.

BOAZ MIODOUSKY, WEST HOLLYWOOD, general contractor for the project, was available for questions.

BETH SCHIFF, WEST HOLLYWOOD, has concerns regarding this item. She commented on the mass of the project, loss of affordable housing, noise, construction and the negative impact on the neighborhood.

MARINA STURDISCRAFF, CULVER CITY, has concerns regarding this item. She commented on the [possible affected] light issues at the apartment building next to the project.

MICHAEL BOBROW, LOS ANGELES, architect for the project, presented the applicant's rebuttal. He commented on the issues regarding noise, time of excavation and additional setbacks.

Commissioner DeLuccio questioned the "Art Fund".

Michael Bobrow, architect, stated for the record that they [developers] would be paying into the "Art Fund".

Commissioner Hamaker questioned when the house on the site was built and the apartment buildings on either side.

Michael Bobrow, architect, stated the house was built in [approximately] 1924 and the apartment buildings (according the assessors records) were built [approximately] in the late 1950's, early 1960's.

ACTION: Close Public Hearing Item 9.B. **Motion carried by consensus of the Commission.**

John Chase, Urban Designer, stated his support for the project and confirmed the design is an asset to the neighborhood.

Commissioner DeLuccio stated his concerns regarding the [future] development of this type of project.

Commissioner Bartolo affirmed tenant's rights' in West Hollywood and urged the public to utilize the resources that are available to them.

Commissioner Hamaker commented on the apartment buildings currently standing on the lots next to the proposed site. She stated the single-family home was built in [approximately] 1923 and the apartment building(s) were not built until [approximately] the late 1950's; early 1960's. This indicates the owners [of the existing single-family house] had to go through a "neighborhood change", which is indicative of urban existence.

Vice-Chair Thompson elaborated on how the Design Review Subcommittee looked carefully at this project and voiced his support.

ACTION: 1) Adopt Resolution No. PC 04-548 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING DEMOLITION PERMIT 2004-007, DEVELOPMENT PERMIT 004-006 AND MODIFICATIONS 2004-008 AND 2004-009, ON AN APPLICATION OF MICHAEL BOBROW AND JULIA THOMAS, TO PERMIT THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A FOUR-STORY, FOUR-UNIT CONDOMINIUM BUILDING OVER A SEMI-SUBTERRANEAN GARAGE; and 2) Adopt Resolution No. PC 04-549 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2004-004 (MINOR LAND DIVISION 61515) FOR THE PROPERTY LOCATED AT 547 NORTH KINGS ROAD, WEST HOLLYWOOD, CALIFORNIA".

Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and carried on a Roll Call Vote:

AYES: Commissioners Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker, Vice-Chair Thompson and Chair Altschul.

NOES: None.

Chair Altschul requested staff to furnish contact number(s) to the public, whom they may call regarding construction issues.

Mike Jenkins, City Attorney, stated the appeal process. Appeals must be filed in writing with the Office of the City Clerk within ten (10) days of the Planning Commission's action on this item.

10. **NEW BUSINESS.** None.
11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.** None.
14. **PUBLIC COMMENT.**
JAKPAR JANDOSOV, ALMATY, KAZAKMSTAN, commented on homelessness, politics, sexuality and various social issues.
15. **ITEMS FROM COMMISSIONERS:**
Commissioner Guardarrama requested staff forward invitations addressed to Commissioners in a timelier manner.
16. **ADJOURNMENT:** The Planning Commission adjourned at 7:50 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, October 7, 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 21ST DAY OF OCTOBER, 2004.



CHAIRPERSON

ATTEST:



Community Development Director