



PLANNING COMMISSION MINUTES

September 4, 2003

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: The Pledge of Allegiance was led by David Gillig.

3. ROLL CALL:

Commissioners Present: Altschul, Behr, Chase, D'Amico, DeLuccio, Hamaker, and Thompson.

Commissioners Absent: None.

Staff Present: Elinor Aurthur, Assistant Planner, Terry Blount, Associate Planner, Stephanie Reich, Interim Urban Designer, Christi Hogin, Assistant City Attorney; Susan Healy Keene, Planning Manager and David Gillig, Administrative Assistant to the Planning Manager.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, September 4, 2003 as presented. **Motion Commissioner DeLuccio seconded by Vice Chair Hamaker and unanimously carried.**

5. APPROVAL OF MINUTES:

Recording Secretary David Gillig read into the record, corrections to the following Minutes of Thursday, July 17, 2003: 1) Page 2; Public Comment; Item 8.A.: correction to Rosalyn Krause's name; 2) notated the corrections to Chair Altschul's title throughout the document; and 3) notated the corrections to Commissioner Behr's title throughout the document.

Commissioner Hamaker noted the correction on Page 2; second paragraph: Commissioner Hamaker's name should be replaced with "Torgan".

ACTION: Approve the Planning Commission Minutes of Thursday, July 17, 2003 as amended. **Motion carried by consensus of the Commission.**

6. PUBLIC COMMENT: None.

7. ITEMS FROM COMMISSIONERS:

Commissioner Chase announced he would be recusing himself from Agenda Item 9.C.: Demolition Permit 2003-13, Development Permit 2003-09 and Tentative Tract Map 2003-03 (1048-1050 Gardner Avenue, West Hollywood, California).

8. CONSENT CALENDAR. None

9. PUBLIC HEARINGS

A. Conditional Use Permit 2002-07, Parking Use Permit 2002-09 and Development Permit 2002-07.

Request to convert a restaurant to a nightclub (Dublin's) with nightly dancing, comedy/karaoke, service on smoking/dining patios past 10:00 P.M., as currently approved, audio on outdoor televisions and off-site parking.

ACTION: 1) Continue this item and 2) bring back to the Planning Commission meeting of Thursday, November 6, 2003. **Unanimously carried.**

B. Tentative Tract Map 2003-06.

Request to convert two (2) detached single-family residences on one (1) lot into condominiums at 341-343 Huntley Drive, West Hollywood, California.

Terry Blount, Associate Planner presented the staff report. He stated staff recommends approval of this item (Tract Map 2003-06) with one additional condition: 1) to memorialize the fact that there is a floor area ratio (FAR) in this zone and that this property is very close to reaching the maximum square footage permitted for this property.

Chair Altschul opened the Public Hearings.

CAMERON SINAI, WEST HOLLYWOOD, presented the applicants report. He gave a brief outline of the project and made himself available for questions from the Commission.

PHIL BURGER, CALABASAS, introduced himself as the Civil Engineer for this project and made himself available for any questions.

DEBRA DE SANTO, WEST HOLLYWOOD, spoke in support of this item.

DIANA LEVITT, WEST HOLLYWOOD, has concerns regarding this item. She questioned the process and stated her concerns impacting the quality of the neighborhood.

NICKY TREBEK, WEST HOLLYWOOD, spoke in support of this item.

JIM ROSS, WEST HOLLYWOOD, opposes this item. He stated his concerns regarding the influx of condominiums in the neighborhood, the current zoning process and believes this will change the integrity of the neighborhood.

CAMERON SINAI, WEST HOLLYWOOD, gave the applicant's rebuttal. He reiterated the positive design of the house and briefly discussed the parking issues.

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

Commissioner DeLuccio questioned staff and requested clarification on the maximum number units that can be built in that zone currently; which is two (2), and questioned the floor area ratio (FAR).

Chair Altschul questioned staff if any of the parking spaces have to be covered. He stated his concerns regarding the measurements. He suggested that staff or an independent surveyor verify the floor area ratio (FAR) before the Resolution takes effect. He further suggested a condition be included in the entitlement and/or sales papers that no bathroom could be added to the loft in the front unit and to make sure the loft is included in the measurements of the property.

Commissioner Hamaker requested staff to explain to the public what the West Hollywood Zoning Code specifically says about single family residences and condominiums.

ACTION: 1) Conditionally approve the request subject to the findings and conditions in the proposed Resolution as amended; a) condition provided by staff (regarding the floor area ratio (FAR)); b) no bathroom may be added to the loft in the front unit; c) staff and/or an independent surveyor must verify the gross square footage of the two (2) units; and 2) Adopt Resolution No. PC 2003-499 " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2003-06 (MINOR LAND DIVISION 60131) FOR THE PROPERTY LOCATED AT 341 – 343 HUNTLEY DRIVE, WEST HOLLYWOOD, CALIFORNIA".
Motion Commissioner DeLuccio, seconded by Commissioner Behr and unanimously carried.

Commissioner Chase recused himself from the dais at this time.

C. Demolition Permit 2003-13, Development Permit 2003-09 and Tentative Tract Map 2003-03.

Request to demolish a single-family residence located at 1048 N. Gardner Avenue, West Hollywood, California and a four-unit apartment building located at 1050 N. Gardner Avenue, West Hollywood, California and constructs a ten (10)-unit condominium building using Courtyard Housing Standards.

Elinor Aurthur, Assistant Planner presented the staff report. She detailed the Courtyard Housing Standards that are being used for this property and introduced Stephanie Reich, Interim Urban Designer for the City of West Hollywood.

Stephanie Reich, Interim Urban Designer continued the presentation of the staff report and presented a detailed design of the project and how it specifically meets the Courtyard Housing Standards.

Chair Altschul questioned staff on the number of tenants currently in the structure.

Elinor Aurthur, Assistant Planner stated that there are currently four (4) tenants in the four-unit apartment building. All tenants have gone through the Rent Stabilization required relocation process and one of the (disabled) tenants will be relocated back within the project, as permitted under current Code.

Chair Altschul questioned staff if there is a condition of the entitlement that the couple will be relocated back into the project.

Commissioner Behr questioned staff on the whereabouts of the current tenants while the project is under construction.

RICHARD LORING, PACIFIC PALISADES representing The Gardner 9, LLC presented the applicants report. He gave a brief history of the property, reiterated the relocation process that has been used for the tenants and detailed the current project design and parking.

LORCAN O'HERLIHY, CULVER CITY reiterated the comments made by staff regarding the design of the project.

Commissioner D'Amico questioned the applicant about the maintenance of the wood siding after the current owners have left and had concerns regarding the landscaping for the project.

RICHARD LORING, PACIFIC PALISADES indicated that the wood siding will be of cedar, but no decision has been made in regards to stain and/or weatherproofing.

TATYANA GORELIK, WEST HOLLYWOOD spoke in support of this item.

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

Chair Altshcul commended the applicant and architect on this project and stated that a condition be added that the disabled senior tenants displaced from the existing unit shall be offered first rights to a unit in the new project.

ACTION: 1) Conditionally approve the request subject to the findings and conditions in the proposed Resolutions as amended; a) the disabled senior tenants displaced from the existing unit shall be offered first right to a unit in the new project; and 2) Adopt Resolution No. PC 2003-492 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2003-009 AND DEMOLITION PERMIT 2003-013, ON AN APPLICATION BY RICHARD LORING, FOR DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND A FOUR-UNIT, MULTI-FAMILY APARTMENT BUILDING ON TWO SEPARATE ADJOINING LOTS, AND THE CONSTRUCTION OF A TEN-UNIT RESIDENTIAL BUILDING UNDER THE COURTYARD HOUSING STANDARDS AT 1048 – 1050 GARDNER AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Adopt Resolution No. PC 2003-493 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2003-003 (NO. 54264), ON AN APPLICATION BY RICHARD LORING, FOR THE PROPERTIES LOCATED AT 1048 – 1050 GARDNER AVENUE, WEST HOLLYWOOD, CALIFORNIA". **Motion Commissioner DeLuccio, seconded by Vice Chair Hamaker and unanimously carried.**

Commissioner Chase returned to the dais at this time.

10. **NEW BUSINESS:** None.

11. **UNFINISHED BUSINESS:** None.

12. **EXCLUDED CONSENT CALENDAR:** None.

13. **ITEMS FROM STAFF:** None.

14. **PUBLIC COMMENT:** None.

15. **ITEMS FROM COMMISSIONERS:**

Commissioner Chase questioned staff regarding correct protocol in reference to asking questions on items after a vote has been taken and commented on the architecture of the project at 1048-1050 Gardner Avenue, West Hollywood, California.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:20 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, September 18, 2003 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 18TH DAY OF SEPTEMBER, 2003.



CHAIRPERSON

ATTEST:



Community Development Director