



## PLANNING COMMISSION MINUTES

November 20, 2003

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

Mayor Pro Tempore John Duran officially swore in newly appointed Planning Commissioner Kate Bartolo for a term through May 31, 2005.

**1. CALL TO ORDER:**

Chair Altschul called the meeting of the Planning Commission to order at 6:30 P.M.

**2. PLEDGE OF ALLEGIANCE:** John Chase 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, Assistant Planner, Christi Hogin, Assistant City Attorney; Susan Healy Keene, Planning Manager, Anne Browning McIntosh, Interim Director of Community Development and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

Amend the agenda as follows: 1) Item 9.A.: Development Permit 2002-33, Modification 2003-07, Tentative Tract Map 2003-10 be continued to Thursday, December 4, 2003 and 2) Item 13.A.: 8969 Keith Avenue be continued to a date uncertain.

**ACTION:** Approve the Planning Commission Agenda of Thursday, November 20, 2003 as amended. **Motion by Vice-Chair Hamaker, seconded by Commissioner DeLuccio and unanimously carried.**

**5. APPROVAL OF MINUTES:**

**ACTION:** Approve the Planning Commission Minutes of Thursday, November 6, 2003 as presented. **Motion by Vice-Chair Hamaker, seconded by Commissioner DeLuccio and unanimously carried.**

**6. PUBLIC COMMENT:** None.

**7. ITEMS FROM COMMISSIONERS:**

Commissioner DeLuccio welcomed newly appointed Commissioner Kate Bartolo to the Commission.

Chair Altschul welcomed newly appointed Commissioner Kate Bartolo and advised the public of the newly created West Hollywood Farmer's Market, held every Thursday in the parking lot in front of the West Hollywood Library, from 2:00 P.M. to 7:00 P.M.

**8. CONSENT CALENDAR.** None.

**9. PUBLIC HEARINGS**

- A. DEVELOPMENT PERMIT 2002-33, MODIFICATION 2003-07, TENTATIVE TRACE MAP 2003-10.** Request the construction of a seven (7) unit residential condominium project on a vacant parcel, located at 8703 West Knoll Drive, West Hollywood, California.

**ACTION:** 1) Continue this item to the next regularly scheduled Planning Commission meeting of Thursday, December 4, 2003. **Motion carried by consensus of the Commission.**

- B. DEMOLITON PERMIT 2003-18, DEVELOPMENT PERMIT 2003-14.**

David DeGrazia, Assistant Planner, presented the staff report requesting the demolition of a single-family residence and the construction of a four-story, mixed-use building with 500 square feet of retail space, six (6) dwelling units and a subterranean garage. The lot is located at 146 North Clark Drive, West Hollywood, California, is approximately 5,998 square feet and is Zoned CC (Commercial, Community).

Chair Altschul opened the Public Hearing.

SCOTT STRUMWASSER, THOUSAND OAKS, presented the applicant's report. He presented a brief outline of the project. He spoke specifically about the building mass and detailed the residential and commercial parking.

Commissioner DeLuccio asked the applicant the total square footage for the project.

It was indicated a little over 10,000 square feet total.

Commissioner Thompson asked the applicant what alternatives were drafted regarding the different parking applications.

Vice-Chair Hamaker questioned if there has been a tenant secured for the retail space.

It was stated that no tenant has been secured at this time for the commercial space.

Commissioner Bartolo asked if it is possible to segregate the commercial parking spaces from the residential parking spaces and the times they could be utilized.

LIVIA SQUIRES, WEST HOLLYWOOD, has concerns regarding this item. She commented on the lack of light that will result from the construction of this project and the current parking situation.

NATALIE BERNARD, WEST HOLLYWOOD, has concerns regarding this item. She commented on the impact of further vehicular traffic this project will generate and the loss of light on the north side of her building.

RICHARD LEROY, WEST HOLLYWOOD, opposes this item. He commented on the impact of further vehicular traffic, trash and the lack of light this project will generate.

STAN BUHAI, WEST HOLLYWOOD, has concerns regarding this item. He described the current parking situation and the impact construction will cause to the neighborhood.

SCOTT STRUMWASSER, THOUSAND OAKS, presented the applicant's rebuttal. He acknowledged the resident's concerns and assured the commission that all of these items have been thoroughly looked into and will be addressed. He further stated that the parking situation would not be overlooked.

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

Chair Altschul stated the parking provided by the developer is clearly what the West Hollywood Zoning Code legally sets forth. He further recognized that we live in an urban environment and will continue to experience construction. He expressed to the residents that a telephone number for city personnel will be available for mitigation during the construction phase.

Commissioner Thompson thanked the Development Review Committee and questioned staff about the impact of the retail space on the neighborhood. He stated his issues regarding the subterranean parking. He questioned the procedure about [possibly] amending the parking plan(s).

Commissioner DeLuccio questioned staff about the total amount of parking spaces available.

Staff responded that a total of fifteen (15) spaces are proposed for the project.

Commissioner DeLuccio made a **motion for approval of the staff report; with the conditions that staff work with the applicant to assure the residential parking would only be used by the residents of the apartment building and the two (2) commercial parking spaces would only be used by the residences of the apartment building,** seconded by Vice-Chair Hamaker.

He further commended the developer for proposing an apartment building, versus condominium units and the overall design.

Commissioner Bartolo commented on the commercial and residential use for this project and noted the situations which may be arise from using different subcontractors.

Vice-Chair Hamaker questioned the number of construction workers and timeline for this project.

Chair Altschul **modified the original motion: “the developer shall work with staff to come to a parking plan which segregates the commercial parking spaces from the residential parking spaces acceptable to the Director of Community Development”, and requested the deletion of the original section regarding the two (2) commercial parking spaces which would only be used by the residences of the apartment building.**

Commissioner DeLuccio and Vice-Chair Hamaker agreed to this amendment.

City Attorney Hogin suggested the motion read: **“the applicant shall submit a parking plan subject to approval of the Director of Community Development which segregates the commercial and residential parking spaces”.**

Commissioner D’Amico thanked the architect for the time spent working with the city and with the Development Review Committee.

**ACTION:** 1) Approve the application and 2) Adopt Resolution No. PC 03-508 as amended with an additional condition in which the applicant shall submit a parking plan subject to approval of the Director of Community Development which segregates the commercial and residential parking spaces: **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2003-14 AND DEMOLTION PERMIT 2003-18, ON AN APPLICATION OF SCOTT STRUMWASSER, TO PERMIT THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A FOUR-STORY MIXED-USE BUILDING WITH 500 SQUARE FEET OF RETAIL SPACE, SIX (6) DWELLING UNITS AND A SUBTERRANEAN GARAGE LOCATED AT 146 NORTH CLARK DRIVE, WEST HOLLYWOOD, CALIFORNIA”.** **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

11. **NEW BUSINESS:** None.
12. **UNFINISHED BUSINESS:** None.
13. **EXCLUDED CONSENT CALENDAR:** None.
14. **ITEMS FROM STAFF:**

**14. ITEMS FROM STAFF:**

**A. STAFF REPORT UPDATE: 8969 KEITH AVENUE.**

Update for a Development Permit to construct a second residential unit and two-car garage at 8969 Keith Avenue, West Hollywood, California.

**ACTION:** 1) Continue this item to a date uncertain. **Motion carried by consensus of the Commission.**

**15. PUBLIC COMMENT:** None.

**16. ITEMS FROM COMMISSIONERS:**

Commissioner Guardarrama welcomed new Planning Commissioner Kate Bartolo.

Vice-Chair Hamaker welcomed new Planning Commissioner Kate Bartolo.

Commissioner DeLuccio commended David DeGrazia, Assistant Planner on another good staff report.

Chair Altschul announced that he would temporarily fill the vacant position on the Design Review Sub-Committee; which was recently vacated by John Chase. This issue will be continued and discussed at the beginning of next year (2004).

**17. 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, December 4, 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 4<sup>TH</sup> DAY OF DECEMBER, 2003.

  
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CHAIRPERSON

ATTEST:

  
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Community Development Director