



PLANNING COMMISSION MINUTES

April 18, 2002

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

1. CALL TO ORDER

Chair DeLuccio called the meeting of the Planning Commission to order at 6:30 PM.

A. Pledge of Allegiance The Pledge of Allegiance was led by Jeanne Dobrin.

B. Roll Call

Commissioners Present: David Behr, Brad Crowe, Donald DeLuccio, Barbara Hamaker, Barbara Hewitt and Brad Torgan

Commissioners Absent: John Altschul

Staff Present: Mark Persico, Community Development Director; Susan Healy Keene, Planning Manager; Christi Hugin, Assistant City Attorney; Tim Foy, Senior Planner; Terry Blount, Associate Planner; Emmeline Elzin Harrigan, Associate Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

Action: Approve the Agenda with the following amendments: move the Consent Calendars to the Excluded Consent Calendar.

Motion: Behr Second: Torgan

Vote: All Ayes

Motion passes

D. Posting of Agenda

The agenda was posted at City Hall, the Community Development Department counter, West Hollywood Library on San Vicente Boulevard, Plummer Park, and the West Hollywood Sheriff's station.

2. PUBLIC COMMENT

- A.** Marcy Dillinger, West Hollywood, spoke in opposition of the project at 8788 Shoreham.
- B.** Jerome Cleary, West Hollywood, spoke in opposition of the project at 8788 Shoreham.
- C.** Sibyl Zaden, West Hollywood, spoke in opposition of the project at 8788 Shoreham.
- D.** Thelma Jackson, West Hollywood, spoke in opposition of the project at 8788 Shoreham.

ITEM 5.A

- E. Chris Clarcken, West Hollywood, spoke in opposition of the project at 8788 Shoreham.
- F. Jeanne Dobrin, West Hollywood, spoke in opposition of the project at 8788 Shoreham.

3. ITEMS FROM COMMISSIONERS

Behr - Requested staff to send a memo to the Transportation Department to investigate the valet operations of Red Rock, Mirabelle and Barfly.

4. ITEMS FROM STAFF

Susan Healy Keene - Reviewed tentative agenda items for upcoming meetings.

5. CONSENT CALENDAR

All items moved to the Excluded Consent Calendar.

6. EXCLUDED CONSENT CALENDAR

A. *Minutes - April 4, 2002*

Action: Approve the minutes of April 4, 2002, with the following amendments: on page 7, Hamakers substitute motion was for a 1/2 carriage lane; Torgan's friendly amendment to the substitute motion was for a full carriage lane substituted for item 4; on page 8, an amendment to the substitute motion was not given by Chair DeLuccio; on page 10, delete "motion fails, no second recorded" under Torgan's comments at the bottom of the page.

Motion: Torgan Second: DeLuccio

Votes: All Ayes

Motion passes

B. *Development Permit 2000-56, Variance 2001-08 and Tentative Tract Map 2001-06: Construct a four-story, 15-unit condominium building over a subterranean garage.*

Applicant: Bruno Bondanelli

Location: 8788 Shoreham Drive

Planner: Terry Blount

Recommendation: *Conditionally approve the request subject to the findings and conditions in the proposed resolution.*

Susan Healy Keene provide clarification regarding carriage lanes, stating that the term used by the Transportation Department is a half circle, which is on private property. A pull-out lane is an area to pull over off the public right of way to drop off and pick up passengers.

Action: Adopt and approve Resolution No. 2002-408, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2000-56 AND VARIANCE 2001-08, ON AN APPLICATION OF BRUNO BONDANELLI, TO PERMIT THE CONSTRUCTION OF A FOUR-STORY, 15-UNIT CONDOMINIUM BUILDING OVER A SUBTERRANEAN GARAGE AT 8788 SHOREHAM DRIVE, WEST HOLLYWOOD, CALIFORNIA;" and "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2001-06 (MINOR LAND DIVISION 53638) FOR THE PROPERTY LOCATED AT 8788 SHOREHAM DRIVE, WEST HOLLYWOOD, CALIFORNIA."

Motion: Crowe Second: Torgan

Votes: Ayes: Crowe, Torgan, Hamaker, Behr, Hewitt
Nays: DeLuccio

Motion Passes

C. Development Permit 2001-44 and Variance 2001-11: Request to remove 390 square feet of the rear elevation. Proposed addition of approximately 2,323 square feet. Variance request to waive off-street loading requirement.

Applicant: Kluger Kollin Architects

Location: 8746 Sunset Boulevard

Planner: Emmeline Elzin Harrigan

Recommendation: Conditionally approve the request subject to the findings and conditions in the proposed resolution.

Action: Approve and adopt Resolution No. 2002-420, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2001-44 AND VARIANCE 2001-11 AND DENYING THE WAIVER REQUEST TO EXCLUDE 326.5 SQUARE FEET ADDED TO THE GROUND FLOOR FRONT ELEVATION FROM THE PARKING REQUIREMENT PER SECTION 19.72.030(B)(2)(C) OF THE WEST HOLLYWOOD MUNICIPAL CODE (NONCONFORMING STRUCTURES), ON AN APPLICATION BY KLUGER KOLLIN ARCHITECTS FOR THE PROPERTY LOCATED AT 8746 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."

Motion: Crowe Second: Hamaker

Votes: Ayes: Crowe, Hamaker, Torgan, DeLuccio, Hewitt
Nays: Behr

7. COMMISSION CONSIDERATION

None.

8. PUBLIC HEARINGS

A. General Plan Amendment 2002-01: Amend the Housing Element of the General Plan. (Continued from April 4, 2002).

Applicant: City of West Hollywood

Location: City-wide

Planner: Tim Foy

Recommendation: Recommend to the City Council to adopt the Housing Element of the General Plan.

Chair DeLuccio opened the Public Hearing.

Tim Foy presented the Staff Report.

Public Comment

1. Lauren Meister, West Hollywood, commented on the Housing Element and asked the Commission to take housing plan into considerations when making a recommendation on the Cedars property.

Action: Close the Public Hearing

Motion: Crowe Second: Torgan

Motion carried by a consensus of the Commission.

Commission Comments/Deliberation:

Hamaker - inquired how the mixed used is defined.

Torgan - Stated that he is unable to support a housing element that includes policy 4.2 and program 18 and those related to it which deal with the housing overlay zone. Program 18's intent is to establish zones where significant increase in density will be permitted with increased height.

DeLuccio - Stated that the Housing Element is an opportunity to make the General Plan successful.

Behr - The housing overlay will select certain sites in the city and not make massive changes. There is enough land available to meet the current requirements. Inquired about programs that target the low to moderate income families.

Action: Recommend to the City Council Adoption of the Housing Element with out the Housing Overlay Zone.

Motion: Torgan Second: None

Motion Fails

Action: Adopt and Approve Resolution No. 2002-418, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE HOUSING ELEMENT OF THE GENERAL PLAN."

Motion: Hamaker Second: Crowe
Votes: Ayes: Hamaker, Crowe, Hewitt, Behr, DeLuccio
Nays: Torgan

Motion Passes

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- 9. PUBLIC COMMENT**
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- None.
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- 10. ITEMS FROM COMMISSIONERS**
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- None.
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- 11. ITEMS FROM STAFF**
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- None.
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- 12. ADJOURNMENT**
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Action: To adjourn to the next regular meeting of the Planning Commission on Thursday, May 2, 2002, at the West Hollywood Park Auditorium, 647 N. San Vicente Boulevard.

Motion carried by a consensus of the Commission.

PASSED, APPROVED AND ADOPTED THIS DAY OF May 16, 2002.

CHAIRPERSON: Donald DeLuccio

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: [Signature]