



PLANNING COMMISSION MINUTES

June 6, 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 Christi Hogin.

B. Roll Call

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

Commissioners Absent: None

Staff Present: Mark Persico, Community Development Director; Susan Healy Keene, Planning Manager; Christi Hogin, Assistant City Attorney; John Keho, Senior Planner; Tim Foy, Senior Planner; Emmeline Elzin Harrigan, Associate Planner; Jack McGee, Contract Planner; and Jennifer Diaz, Administrative Staff Assistant.

C. Approval of Agenda

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

Motion: Crowe Second: Hewitt

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

None.

3. ITEMS FROM COMMISSIONERS

DeLuccio - Inquired when the Butterfield's appeal would be coming to the Commission. Requested a report of what the Business License Commission is involved with.

4. ITEMS FROM STAFF

Mark Persico - Presented a brief report of the Business License Commission's activities.

5. CONSENT CALENDAR

Moved to the Excluded Consent Calendar.

6. EXCLUDED CONSENT CALENDAR

A. Minutes - May 16, 2002

Action: Approve the Minutes of May 16, 2002 with the following amendment: Add Stan Bachniak, valet representative, to section 8.B as the applicant; Chair DeLuccio's comment, in section 8.B, to add into the parking agreement not resolution; and to the second section on page 5 change the word "to" to "the".

Motion: Crowe Second: Behr

Votes: All Ayes

Motion Passes

B. Capital Improvement Project: *Government Code Section 65401 requires that the City's Planning Commission examine the Capital Improvements Plan (CIP) for consistency with the General Plan. A finding of consistency is required for the City Council to be able to adopt the CIP.*

Planner: *Tim Foy*

Recommendation: *Make a finding consistent with the General Plan.*

Commission Comments

Behr - Noticed problems with the allocation and funding of items CIP 21, 52, 53, and 59 appears to have errors.

Action: Adopt and Approve Resolution No. PC 2002-436, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD FINDING, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65401, THAT THE CITY'S CAPITAL IMPROVEMENTS PLAN (CIP) FOR FISCAL YEARS 2002-2007 IS CONSISTENT WITH THE GENERAL PLAN AND RECOMMENDING APPROVAL TO THE CITY COUNCIL" with the amendments submitted in writing by Commissioner Behr.

Motion: Altschul Second: Torgan

Votes: All Ayes

Motion Passes

7. COMMISSION CONSIDERATION

None.

8. PUBLIC HEARINGS

- A. Conditional Use Permit 2002-03 :** *Modification of a tall wall sign for the west-side of the 9000 Building. The Tall Wall sign was originally approved by CUP 2001-09 on December 6, 2001.*

Applicant: Viacom Outdoor

Location: 9000 Sunset Boulevard

Planner: Jack McGee

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

Chair DeLuccio opened the Public Hearing.

Jack McGee presented the Staff Report.

Carla Enriquez, representing Viacom Outdoor, was available for questions.

Action: **Close the Public Hearing.**

Motion: Crowe Second: Hewitt

Votes: All Ayes

Action: **Adopt and approve Resolution No. 2002-441 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING AN APPLICATION BY VIACOM OUTDOOR FOR CONDITIONAL USE PERMIT 2002-03 TO ALLOW THE MODIFICATION OF A PREVIOUSLY APPROVED TALL WALL SIGN AT 9000 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."**

Motion: Altschul Second: DeLuccio

Votes: All Ayes

Motion Passes

- B. Demolition Permit 2002-04 and Tentative Tract Map 2001-10:** *Tentative Tract Map for the conversion of a 16-unit apartment building into a 16-unit condominium and a Development Permit to waive design standards for multi-unit buildings. (Continued from May 16, 2002)*

Applicant: CLG Investments, LLC

Location: 9231-9245 1/2 Doheny Road

Planner: John Keho

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

Chair DeLuccio opened the Public Hearing.

John Keho presented the Staff Report.

Ken Kahan presented the applicant's report.

Commission Comments

Altschul - Inquired and confirmed that the owner is allowing the existing tenants to reside in the building and has agreed to sign a covenant agreement encompassing language of such agreement by the City Attorney.

Allyne Winderman, Director of Rent Stabilization and Housing, gave a brief report on issues that have been reported by tenants.

Public Comment

1. Amanda Overcast, West Hollywood, spoke in support of the project.

Ken Kahan presented closing remarks.

Action: Close the Public Hearing.

Motion: Altschul Second: Crowe

Motioned passed by a consensus of the Commission.

Commission Comments/Deliberation

Altschul - The applicant's suggested that the building be cultural designation and is not providing adequate parking. The applicant has taken care of the property, however the parking standard is not being met. Suggests' that the applicant reconfigure the units to three bedrooms to meet the necessary parking, and although the fourth bedroom is not being called a bedroom it can easily be converted once the units are sold.

Crowe - Agrees with Commissioner Altschul's comments and does not believe all alternatives have been fully explored.

Behr - The problems with the conversion are the lack of parking and the lack of a complete plan. Converting a building to condominiums will be difficult to sell the units where there is virtually no guest parking.

Hewitt - Would like to see the project reconfigured and brought back.

Torgan - Recommends that the applicant remove the fourth bedroom. Does not see a problem with the rental stock issue, parking for guests.

Hamaker - Does not want to see the integrity of the front two units replaced by parking, would like to see the parking issue resolved and thanked the Rent Stabilization Department for being present and providing information to the Commission.

DeLuccio - Concerned for the current tenants and would like to make sure that they are protected. The architects need to reconfigure the plans to accommodate the parking issue.

Action: Deny Resolution No. PC 2002-425 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 2002-04 AND TENTATIVE TRACT MAP 2001-10 (TENTATIVE PARCEL MAP 5373) FOR THE PROPERTY LOCATED AT 9231-9245 1/2 DOHENY ROAD, WEST HOLLYWOOD, CALIFORNIA" without prejudice.

Motion: Altschul Second: DeLuccio

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

Motion Passes

The final resolution will be agendized for the June 21, 2002 meeting.

- C. Development Permit 2002-03, Demolition Permit 2002-05, Tentative Tract Map 2002-02, Variance 2002-01, Modifications 2002-01, 02 and 03: Request to demolish a single family residence and construct a 3-unit condominium. Variance requested for the height and the habitable percentages of the façade. Modifications requested for a 10% reduction in yard setbacks for the front, rear, and side yard and for parking space width.**

Applicant: Clive Wilkinson Architects

Location: 656 Huntley Drive

Planner: Emmeline Elzin Harrigan

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

Chair DeLuccio opened the Public Hearing.

Emmeline Elzin Harrigan presented the staff report.

Clive Wilkinson presented the Applicant's report.

Public Comment

1. Bruce Traub, West Hollywood, spoke in opposition to the project.
2. Johnny Nicoloro, West Hollywood, spoke in opposition to the project.

Clive Wilkinson presented closing remarks.

Action: Close the Public Hearing.

Motion: Crowe Second: Altschul

Motion passes by a consensus of the Commission.

Commissioner Comments/Deliberation

Torgan - Inquired about evidence of the water table. Raised the question that if there is water problems will there be flooding problems in the subterranean parking.

Crowe - All R2 lots have the same water table problems, and with that evidence cannot support the variance. A code amendment should be implemented to permit the developments without having to resort to subterranean parking.

Altschul - The architecture is sensational, unfortunately West Hollywood is not a community of single family homes. Concur with Commissioner Crowe's evaluation of the variance with respect to the 50% usage of the first floor and with staff's recommendation that the height not be given a variance.

Hamaker - There are well designed contemporary plans coming before the commission. The ficus tree could be pruned and will be expensive to have it moved.

Action: Adopt Resolution No. PC 02-433 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 02-03, DEMOLITION PERMIT 02-05 FOR DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A THREE (3) UNIT CONDOMINIUM FOR THE PROPERTY LOCATED AT 656 HUNTLEY DRIVE, WEST HOLLYWOOD. A VARIANCE IS GRANTED THE PERCENTAGE OF HABITABLE SPACE AT THE FRONT FAÇADE AND MODIFICATIONS FOR TEN PERCENT (10%) REDUCTIONS FOR YARDS REQUIREMENTS AND PARKING WIDTH. THE VARIANCE FOR THE INCREASE IN HEIGHT IS DENIED, AND A MODIFICATION GRANTED FOR A 10% INCREASE IN HEIGHT TO 22 FEET 5 INCHES" with a finding based upon the circumstance of surroundings influencing the development of the lot.

Motion: Crowe Second: DeLuccio

Votes: All Ayes

Motion Passes

D. Development Permit 2002-01: Construct a 5-unit apartment house.

Applicant: *Andrew Sussman dba Siti Architects, for Accord, SIE, LLC*

Location: *1051 Sierra Bonita Avenue*

Planner: *Tim Foy*

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

Chair DeLuccio opened the Public Hearing.

Tim Foy presented the Staff Report.

Joe Mansour presented the Applicant's report.

Public Comment

1. Andrew Sussman, Studio City, spoke in support of the project.

Action: Close the Public Hearing.

Motion: Crowe Second: DeLuccio

Votes: All Ayes

Motion Passes

Action: Approve and Adopt Resolution No. PC 2002-431, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEVELOPMENT PERMIT 2002-01 FOR THE PROPERTY LOCATED AT 1051 SIERRA BONITA AVENUE, WEST HOLLYWOOD, CALIFORNIA" with the following amendments: approve a 10% modification of required dimension of a garage to allow a garage door on all parking areas, include the full bathroom as shown in the plans, design enhancement, and raise the bond to \$25,000.00.

Motion: Altschul Second: Crowe

Votes: All Ayes

Motion Passes

Commissioner Comments/Deliberation

DeLuccio - Would like to see the Urban Designer work with the applicants to design enhancement for the project.

- E. Development Permit 2001-53 and Tentative Tract Map 2001-11: Development permit and tentative tract map for the construction of a 20-unit courtyard style condominium project to be located on an existing vacant site.**

Applicant: Palisades Development Group

Location: 1037-1051 Laurel Avenue

Planner: John Keho

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

Chair DeLuccio opened the Public Hearing.

John Keho presented the Staff Report.

Matt Fisher and Jim Brown presented the applicant's report.

Action: Close the Public Hearing.

Motion: Torgan Second: Altschul

Motion passes by a consensus of the Commission.

Commissioner Comments/Deliberation

Behr - Does not believe the parking is sufficient and has concerns with the limited space for vehicles.

Action: Approve and adopt Resolution No. 2002-432 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2001-53 AND MODIFICATION PERMIT 2002-07 FOR THE CONSTRUCTION OF A 20-UNIT BUILDING USING THE COURTYARD DESIGN STANDARDS ON A REQUEST OF THE PALISADES DEVELOPMENT GROUP FOR THE PROPERTY LOCATED AT 1037-1051 LAUREL AVENUE" and Resolution No. 2002-435 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD

CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2001-11 (VESTING TENTATIVE TRACT NUMBER 5373) FOR THE CONSTRUCTION OF A 20-UNIT BUILDING ON A REQUEST OF THE PALISADES DEVELOPMENT GROUP FOR THE PROPERTY LOCATED AT 1037-1051 LAUREL AVENUE, WEST HOLLYWOOD."

Motion: Crowe Second: Hamaker

Votes: All Ayes

Motion Passes

9. PUBLIC COMMENT

None.

10. ITEMS FROM COMMISSIONERS

Behr - Stated that the landscaping along Santa Monica Boulevard are landscaped in such a way that it obstructed a clear view of the crosswalks and inquired about a condition in resolutions prohibiting landscape from obstructing views of the pedestrian walkways.

DeLuccio - The Commission approved some really well designed projects and thanked the staff on their work with the applicants.

Crowe - Complimented the design of the courtyard at the property located at 1037-1051 Laurel Avenue.

11. ITEMS FROM STAFF

Mark Persico - Stated that the Department of Transportation is aware of the obstructing landscape and is looking into the issue.

12. ADJOURNMENT

Action: Adjourn to a Special meeting of the Planning Commission on Thursday, May 30, 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 August 1st, 2002.

CHAIRPERSON: *David J. Behr*

ATTEST:
COMMUNITY DEVELOPMENT DIRECTOR: *[Signature]*