



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
January 16, 2020**

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF SUMMARY AND ACTION MEETING MINUTES; WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT www.weho.org/weho-tv/other-city-meetings

1. **CALL TO ORDER:** Chair Carvalho called the meeting of the Planning Commission to order at 6:31 p.m.

2. **PLEDGE OF ALLEGIANCE:** Rob Bergstein led the Pledge of Allegiance.

3. **ROLL CALL:**

Commissioners Present: Altschul, Erickson, Hoopingarner, Jones, Vice-Chair Bass, Chair Carvalho.

Commissioners Absent: Buckner.

Staff Present: Adrian Gallo, Associate Planner, Antonio Castillo, Associate Planner, Jennifer Alkire, Current & Historic Preservation Manager, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA.**

ACTION: Approve the Planning Commission Agenda of Thursday, January 16, 2020 as presented. **Moved by Commissioner Erickson, seconded by Commissioner Jones and passes, noting Commissioner Buckner absent.**

5. **APPROVAL OF MINUTES.**

A. December 5, 2019

ACTION: 1) Approve the Planning Commission regular meeting minutes of Thursday, December 5, 2019 as presented. **Moved by Commissioner Jones, seconded by Commissioner Erickson and passes, noting Commissioner Buckner absent.**

6. **PUBLIC COMMENT.** None.

7. **DIRECTOR'S REPORT.** None.

8. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Discussion was held regarding the copying and distribution of additional correspondence. By consensus, all additional correspondence received before the public hearing day, shall be distributed digitally to the commission. Exceptions would be large informational items, which shall be copied and distributed to the commission. Hard copies will always be available to the general public.

Commissioner Erickson requested an update regarding land use, planning and development of the Log Cabin building located on Robertson Boulevard. He wished everyone a happy 38th State for the Equal Rights Amendment, stating on Wednesday, January 15, 2020, Virginia became the 38th State to ratify the Equal Rights Amendment.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 7617 Santa Monica Boulevard:

Adrian Gallo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 16, 2020.

He stated the applicant is proposing to demolish an existing car wash and all related structures, and construct a four-story, mixed-use building with 8,588 square-feet of commercial space, and 71 residential units, with 133 parking spaces on the ground floor and two subterranean levels. The project also includes a vesting tentative tract map which would permit the airspace subdivision of the missed-use project into four components and a parking use permit to allow off-site uses to use the excess parking as commercial parking for the general public.

He stated the CC1 Zoning District establishes a 35-foot height limit. The project provides 11 affordable dwelling units on-site. The total contribution to affordable housing makes the project eligible for a 35% density bonus and two concessions. The proposed project is designed to utilize the 35% density bonus and one of the available concessions.

The project is seeking an additional story, and 10 feet of total project height, as a concession. An increase in allowable height to 45'. The affordable housing income distribution for this project is six very low-income units and five moderate income units.

The project was reviewed by the Planning Commission Design Review Subcommittee. The materials used for this project include corrugated metals in both light and dark colors, fuchsia and white smooth finish cement plaster, as well as storefront and perforated metal panels. The Subcommittee responded positively to the design of the project.

He detailed the design of the four courtyards, amenities, pool deck, and landscaping.

Ned Baldwin, Meridian Consultants spoke about the preparation and findings of the Sustainable Communities Environmental Assessment (SCEA) for the proposed project.

Adrian Gallo, Associate Planner made the following changes to draft Resolution No. PC 20-1350:

Amend Condition 11.1 to correct the numbers in the Parking Provided column, by clarifying the project provides 24 excess parking spaces.

Add Condition 9.18 to design the exit into the alley with directional curbing to the right.

Staff recommends approval of the application.

The commission requested clarification regarding noticing and availability of the draft Sustainable Communities Environmental Assessment document, compliance with elevations and height regarding Ordinance Section 19.10.050(a), shade and shadow, solar panels and access, rear driveway egress and the visibility triangle, Santa Monica Streetscape Plan and bus stop location, parking, loading and unloading zones, and the setbacks along the alley way.

Commissioner Erickson disclosed for the record he met with the applicant. They discussed matters contained in the staff report. He lives in the area outside the 500' radius, is a renter and has no monetary ties.

Commissioner Hoopingarner disclosed for the record she has a phone conversation with the applicant's representatives and made a site visit.

Chair Carvalheiro disclosed for the record he made a site visit.

Vice-Chair Bass disclosed for the record he met with the applicant and applicant's representatives and made a site visit. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he met with the applicant, architect and applicant's representatives. They discussed matters contained in the staff report.

Commissioner Jones disclosed for the record she met with the applicant, architect and applicant's representatives. They discussed matters contained in the staff report.

Chair Carvalheiro opened the public hearing for Item 10.A.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's report. He provided a history of the property and spoke regarding neighborhood outreach, rooftop noise, alleyway access, Fire Department negotiations regarding surplus parking for Fire Station No. 8. He stated they have agreed to install double-paned windows on the neighboring property to mitigate the additional noise.

CHRISTIAN ROBERT, LOS ANGELES, architect, continued the applicant's report. He spoke and detailed the building mass, commercial frontage, recessed balconies, color palette, materials, streetscape and pedestrian activation, courtyards, landscaping, walkways, varying setbacks, roof deck, and the bus stop curb cut.

The commission questioned the landscaping, [balcony] planters and survivability.

SCOTT BAKER, Realm, landscape architect, continued the applicant's report. He spoke and detailed the landscaping concept, maintenance and operations.

The commission questioned the color palette and materials. It was suggested a condition could be added relating to the proposed color and possible change of color over time. The commission requested clarification regarding seismic requirements and indicated any potential changes need to meet the seismic requirements, and not effect the design.

GEORGE NICKLE, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding construction noise, increased traffic, and roof top activities.

NURRAY ARONSON, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding increased traffic, parking and noise.

DOMINIC BATY-BONANNO, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

HECTOR BARBOSA, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

RACHEL BAXTER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

KELLY STAGG, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

CHRISTOPHER THAXTER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

ROY M. HUDGENS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

ZVI JAARI, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

STEVE MARTIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

KEITH BLAIR SPRIGGS II, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

SANDRA WELLS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

STEVEN NASH, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

BOB SCULLION, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

MARGARET JONES, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding increased housing costs and affordable housing.

MARK R. EDWARDS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

BOB SHIELDS, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding excessive noise, and increased traffic.

BRIAN MC DONALD, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

BROOKE BLISS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

CATHY BLAIVAS, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding the car wash architecture, loading zone, rental prices, affordable housing, and the preservation of Fire Stations No. 8. She stated her support of the proposed project.

DONNY CACY, LOS ANGELES spoke in support of staff's recommendation of approval.

The following chose not to publicly speak, but support staff's recommendation of approval: FELICE KAPLEN, WEST HOLLYWOOD, MARK WITTY, WEST HOLLYWOOD, ONIA RUIZ BRAVO, WEST HOLLYWOOD, TIMMY KEIFER, WEST HOLLYWOOD, BENJAMINE WHEELER, WEST HOLLYWOOD, TAD DOWN, WEST HOLLYWOOD, AND EVIKO ABARACA, WEST HOLLYWOOD.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's rebuttal. He spoke regarding roof top usage, activities and noise, development and housing quality, and design. He urged support of the proposed project.

ACTION: Close public hearing for Item 10.A. **Motion carried by consensus of the Commission.**

The commission spoke in support of the proposed project, and spoke regarding the housing crisis and the need for housing, noise mitigation, the courtyard concept, materials, color palette, design and massing, transit options, neighborhood compatibility, walkability, pedestrian activation, possible bus stop relocation, alley access,

Commissioner Hoopingarner requested the resolution should state if any of the design is altered, that it should return to the commission, and the green points would be contingent on being actual solar.

Vice-Chair Bass requested any restriction to the alley, there should be 72-hour notice given to the neighbors.

Jennifer Alkire, Current and Historic Preservation Planning Manager confirmed for the record the alley shall remain open. It will not be allowed to be closed or inaccessible.

Commissioner Hoopingarner moved to: 1) approve staff's recommendation of approval; 2) amending Condition 11.1 to correct the numbers in the Parking Provided column, by clarifying the project provides 24 excess parking spaces; 3) add Condition 9.18 to design the exit into the alley with directional curbing to the right, 4) no changes to the façade, colors (integrated colors in the stucco); and 5) the solar is in place.

Seconded by Commissioner Erickson.

Adrian Gallo, Associate Planner stated Condition 9.17 addressed the concerns regarding the design changes. Any changes to any of the elements, would come back before the full commission.

Condition 9.17 (b) shall read as follows: “Design composition featuring inset balconies with contrasting integral fuchsia color stucco, and randomized pattern of windows on all elevations of the building.”

Lauren Langer, Assistant City Attorney added to the end of Condition 9.7 – “Solar panels shall be installed as set forth in the approved plans.”

ACTION: 1) Approve the application; 2) **Adopt Resolution No. PC 19-1350 as amended:** a) *add the following sentence to the end of Condition 9.7: “Solar panels shall be installed as set forth in the approved plans.”;* b) *amend Condition 9.17 (b) as follows: “Design composition featuring inset balconies with contrasting integral fuchsia color stucco, and randomized pattern of windows on all elevations of the building.”;* c) *add Condition 9.18 to read “Alley egress shall be designed with directional curbing exiting to the right.”;* d) *amend the Table in Condition 11.1 to correct the numbers in the “Parking Provided” column, by clarifying the project provides 24 excess parking spaces; “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT AND APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, AND PARKING USE PERMIT TO DEMOLISH AN EXISTING CARWASH AND CONSTRUCT A FOUR-STORY MIXED-USE BUILDING CONTAINING 71 RESIDENTIAL RENTAL UNITS (INCLUDING 11 AFFORDABLE INCLUSIONARY UNITS), 8588 SQUARE-FEET OF GROUND LEVEL COMMERCIAL USES WITH PARKING ON THE GROUND FLOOR AND TWO SUBTERRANEAN LEVELS, FOR THE PROPERTY LOCATED AT 7617 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;”* 3) **Adopt Resolution No. PC 19-1351 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A VESTING TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 82028), FOR THE PROPERTY LOCATE AT 7617 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;” and 4) Close the Public Hearing for Item 10.A. **Moved by Commissioner Hoopingarner, seconded by Commissioner Erickson and passes, noting Commissioner Buckner absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 7617 Santa Monica Boulevard, West Hollywood, California.

The Resolution the Planning Commission just approved memorializes the Commission’s final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk’s office. Appeals must be in writing and accompanied by the required fees. The City Clerk’s office can provide appeal forms and information about waiver of fees.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:35 P.M. AND RECONVENED AT 8:40 P.M.

B. 8301-8315 Santa Monica Boulevard:

Antonio Castillo, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, January 16, 2020.

He stated the proposal is a determination of General Plan Consistency for the City of West Hollywood's purchase of real property pursuant to Government Code Section §65402. The site consists of three parcels of approximately 22,000 square-feet.

On December 16, 2019, the City Council authorized the purchase of the Property and the city and seller are now in escrow. One of the conditions during the escrow period is for the Planning Commission to review the purchase of the property for consistency with the General Plan.

Staff finds that the purchase of the property is consistent with the General Plan and recommends that the Planning Commission adopt Draft Resolution No. PC 19-1325.

There were no public speakers.

Commissioner Erickson moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Hoopingarner.

ACTION: 1) **Adopt Resolution No. PC 19-1325 as presented:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD FINDING CONSISTENCY WITH THE GENERAL PLAN FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 8301-8315 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. (APNS: 5554-021-011, 5554-021-022 AND 5554-021-023) and 2) Close the Public Hearing for Item 10.B. **Moved by Commissioner Erickson, seconded by Commissioner Hoopingarner and passes, noting Commissioner Buckner absent.**

The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

Jennifer Alkire, Current and Historic Preservation Planning Manager stated a Green Building Program Orientation will be held on Tuesday, January 28, 2020 at 2:00 p.m. Plummer Park Community Center.

She provided an update of the next City Council meeting on Monday, February 3, 2020. Council will hear an appeal of the proposed child-daycare center located at 972 N. San Vicente Boulevard.

She provided an update of the next Planning Commission meeting on Thursday, February 6, 2020. On the agenda will be an extension request for 8950 Santa Monica Boulevard, and a zone text amendment regarding short-term rental regulations.

15. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD commented on SB50, and spoke regarding the current housing crisis in West Hollywood.

16. ITEMS FROM COMMISSIONERS.

A. Commissioner Comments.

Commissioner Hoopingarner informed staff page numbers were missing from staff reports. She stated It would be helpful if this could be corrected going forward.

B. Subcommittee Management.

Jennifer Alkire, Current and Historic Preservation Planning Manager provided an update of the next Design Review Subcommittee meeting on Thursday, January 23, 2020. On the agenda will be the redevelopment of 8950 Santa Monica Boulevard (formerly Hamburger Haven).

17. ADJOURNMENT: The Planning Commission adjourned at 8:50 p.m. to a regularly scheduled meeting on Thursday, February 6, 2020 beginning at 6:30 p.m. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

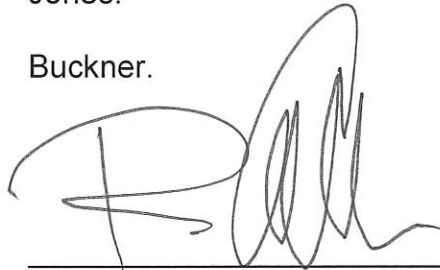
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 6th day of February, 2020 by the following vote:

AYES: Commissioner: Altschul, Erickson, Hoopingarner, Vice-Chair
Bass, Chair Carvalheiro.

NOES: Commissioner: None.

ABSENT: Commissioner: Jones.

ABSTAIN: Commissioner: Buckner.



ROGERIO CARVALHEIRO, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY