



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**December 3, 2009**

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 6:35 P.M.

**2. PLEDGE OF ALLEGIANCE:** Jeanne Dobrin led the Pledge of Allegiance.

**3. ROLL CALL:**

Commissioners Present: Altschul, Bernstein, Buckner, Guardarrama, Hamaker, Vice-Chair Yeber, Chair DeLuccio.

Commissioners Absent: None.

Staff Present: Nathan Gapper, Associate Contract Planner, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**1. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, December 3, 2009 as presented. **Moved by Commissioner Hamaker, seconded by Vice-Chair Yeber and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. November 19, 2009**

Vice-Chair Yeber clarified on page 9 of 11 [3<sup>rd</sup> paragraph from the end]; should be interpreted to read as: *“architecture versus advertising in regards to the issue of vitality.”*

**ACTION:** Approve the Planning Commission Minutes of Thursday, November 19, 2009 as amended. **Moved by Vice-Chair Yeber, seconded by Commissioner Hamaker and unanimously carried.**

**6. PUBLIC COMMENT.**

JEFF SEYMOUR, WESTLAKE VILLAGE, representing the Mani Brothers. He spoke and clarified the concerns regarding the 9000 Sunset Boulevard tall wall advertisement. He detailed the architectural elements covering the building and the brightness of the lighting on the advertisement. They continue to work with staff regarding these issues and are working towards a resolution.

HARRIET SEGAL, WEST HOLLYWOOD, commented on the non-compliance and of the tall wall signage located at 9000 Sunset Boulevard, West Hollywood, California. She anticipates there will be some mitigation on the wattage of the sign.

ED BUCK, WEST HOLLYWOOD, commented on the development process in the City of West Hollywood.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the non-compliance of the tall wall signage located at 9000 Sunset Boulevard, West Hollywood, California.

**7. ITEMS FROM COMMISSIONERS.**

Chair DeLuccio requested a report agendaized updating the non-compliant issues regarding the 9000 Sunset Boulevard tall wall, for the next Planning Commission meeting on Thursday, January 7, 2010.

**8. CONSENT CALENDAR.**

**A. 8600 Sunset Boulevard (Sunset Plaza Shopping Center):**

Continued from Thursday, November 5, 2009. On Thursday, September 17, 2009, the Planning Commission directed staff to prepare a resolution of approval for the demolition of an existing structure and construction of a new commercial structure.

**ACTION:** 1) Adopt Resolution No. PC 09-884: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING CERTIFICATE OF APPROPRIATENESS 2006-016 AND DEMOLITION PERMIT 2006-028, TO DEMOLISH A 3,371 SQUARE-FOOT COMMERCIAL BUILDING WITHIN A POTENTIONALLY HISTORIC DISTRICT AND DEVELOPMENT PERMIT 2006-041 TO CONSTRUCT A 15,416 SQUARE-FOOT COMMERCIAL BUILDING, LOCATED AT 8600 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner Altschul, seconded by Commissioner Bernstein and passes on a Roll Call Vote:**

**AYES:** Altschul, Bernstein, Guardarrama, Chair DeLuccio.

**NOES:** Hamaker, Vice-Chair Yeber.

**ABSENT:** None.

**RECUSED:** Buckner.

**9. PUBLIC HEARINGS.**

**A. 1216 N. Flores Street.**

**Demolition Permit 2008-024, Development Permit 2008-038, Tentative Tract Map 2009-005:**

Nathan Gapper, Associate Contract Planner provided a visual presentation and background information as presented in the staff report dated Thursday, December 3, 2009.

He provided a detailed history of the property and stated the applicant is requesting to demolish three buildings consisting of four residential units and construct a 20,536 square foot, fourteen-unit condominium structure; consisting of nine market rate units, five affordable housing rental units and one level of subterranean parking. No variances are being requested.

He detailed the massing, architectural elements, setback requirements, and rent stabilization requirements.

Staff recommends approval.

Commissioner Guardarrama disclosed for the record he made a site visit and met with Mr. Nick Hertz, applicant. They discussed items contained in the staff report.

Commissioner Hamaker disclosed for the record she made a site visit and met with Mr. Nick Hertz, applicant. They discussed items contained in the staff report.

Vice-Chair Yeber disclosed for the record he made a site visit and met with the applicant. They discussed items contained in the staff report.

Commissioner Buckner disclosed for the record she made a site visit and met with Mr. Nick Hertz, applicant. They discussed items contained in the staff report.

Commissioner Bernstein disclosed for the record he made a site visit and met with Mr. Nick Hertz, applicant. They discussed items contained in the staff report.

Commissioner Altschul disclosed for the record he made a site visit and met with Mr. Nick Hertz, applicant. They discussed items contained in the staff report.

Chair DeLuccio disclosed for the record he made a site visit and met with Mr. Nick Hertz, applicant. They discussed items contained in the staff report.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He detailed the massing and architectural elements, pattern grid, driveway and setbacks.

Chair DeLuccio opened public testimony for Item 9.A.:

STEPHEN KANNER, LOS ANGELES, Kanner Architects, presented the applicants report. He presented a history of the property and spoke on neighborhood compatibility, landscaping, affordable housing units, subterranean parking, driveway, setbacks, vertical layering, rooftop amenities, and green standards.

MICHAEL SCHNEIDER, LOS ANGELES, Orange Street Studio, continued the applicant's report. He spoke and detailed the landscape, water and seating elements.

NICK HERTZ, LOS ANGELES, applicant, continued the applicant's report. He detailed the affordable housing units.

TINA NAIL, WEST HOLLYWOOD, opposes staff's recommendation of approval.

LISA BEACH, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding loss of views, massing, parking, traffic impacts and affordable housing units.

MARY BETH DOLAN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the architectural style and massing.

JIM NOLL, WEST HOLLYWOOD, opposes staff's recommendation of approval.

RON EAMMONS, WEST HOLLYWOOD, opposes staff recommendation of approval.

DAVID KATZMAN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding affordable housing issues.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding parking, affordable housing units, setbacks, and building height.

ED BUCK, WEST HOLLYWOOD, opposes staff's recommendation of approval.

**THE COMMISSION TOOK A TWO (2) MINUTE RECESS AT 7:40 P.M. TO VIEW THE MASSING MODEL AND RECONVENED AT 7:42 P.M.**

Commissioner Bernstein questioned the current parking permits and requested future staff reports address the net impact of street parking.

NICK HERTZ, LOS ANGELES, Kanner Architects, presented the applicant's rebuttal. He spoke and clarified the affordable housing component, neighboring building heights, parking, relocation assistance, and easements.

STEPHEN KANNER, LOS ANGELES, Kanner Architects, continued the applicant's rebuttal. He stated the parking requirement is to code.

Commissioner Guardarrama questioned if a shade and shadow study was conducted for the property.

JUDI HOGE, WEST HOLLYWOOD, Kanner Architects, detailed the shade and shadow study.

**ACTION:** Close public testimony for Item 9.A: **Motion carried by consensus of the Commission.**

Vice-Chair Yeber requested clarification of the light reflection regarding the neighboring building to the north.

Commissioner Hamaker requested clarification regarding spandrel glass.

Commissioner Altschul spoke regarding neighborhood compatibility, building height, SB 1818, and architectural style.

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

**Seconded by Commissioner Hamaker.**

Commissioner Hamaker spoke regarding street foliage, neighborhood compatibility, SB 1818, and affordable housing.

Commissioner Bernstein spoke on the mitigated impacts the developer addressed and resolved through the Design Review process.

Commissioner Buckner spoke on the design, setbacks and neighborhood compatibility.

Commissioner Guardarrama spoke on the need of affordable housing and SB 1818. He stated his support for this project.

Vice-Chair Yeber spoke on neighborhood compatibility and differing architectural styles. He stated his support for this project.

Chair DeLuccio spoke on the design of the project.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 09-902 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2008-024 AND DEVELOPMENT PERMIT 2008-038, FOR THE DEMOLITION OF THREE EXISTING RESIDENTIAL STRUCTURES AND THE CONSTRUCTION OF A NEW 20,536 SQUARE FOOT, FOURTEEN-UNIT CONDOMINIUM STRUCTURE, LOCATED AT 1216 N. FLORES STREET, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 09-903 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2009-005 (MAJOR LAND DIVISION NO. 69443), FOR THE PROPERTY LOCATED AT 1216 N. FLORES STREET, WEST HOLLYWOOD, CALIFORNIA;" and 4) close Public Hearing Item 9.A. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and passes unanimously on a Roll Call Vote:**

**AYES:** Altschul, Bernstein, Buckner, Guardarrama, Hamaker, Vice-Chair Yeber, Chair DeLuccio.

**NOES:** None.

**ABSENT:** None.

**RECUSED:** None.

**THE COMMISSION TOOK A TWO (2) MINUTE RECESS AT 8:05 P.M. AND RECONVENED AT 8:07 P.M.**

## **10. NEW BUSINESS.**

### **A. General Plan Update.**

John Keho, Planning Manager, presented an update of the latest General Plan Advisory Committee (GPAC) meeting held on Wednesday, December 2, 2009. The presentations were regarding transportation and parking topics. This meeting will be available on DVDs and forwarded to the Planning Commissioners.

The next General Plan Advisory Committee meeting will be on Tuesday, January 5, 2010. Topics will include economic developments, sustainability and employment change.

On Wednesday, January 6, 2010, another General Plan Advisory Committee meeting will take place, regarding General Plan Policy Framework.

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF.**

**A. Planning Manager's Update.**

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission.

**B. Director's Report.** None.

**14. PUBLIC COMMENT.** None.

**15. ITEMS FROM COMMISSIONERS.**

Commissioner Guardarrama wished everyone a safe and healthy holiday season.

Commissioner Hamaker wished everyone a Merry Christmas.

Commissioner Altschul wished everyone happy holidays.

Commissioner Bernstein thanked staff for a productive year, and wished everyone happy holidays and Happy Hanukkah.

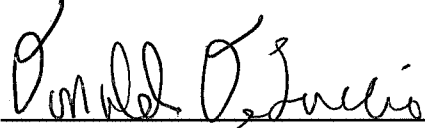
Commissioner Buckner wished everyone a happy holiday season.

Vice-Chair Yeber wished everyone happy holidays.

Chair DeLuccio wished everyone happy holidays.

**16. ADJOURNMENT:** The Planning Commission adjourned at 8:10 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, January 7, 2010 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 7<sup>TH</sup> DAY OF  
JANUARY, 2010.

  
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CHAIRPERSON

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR