



PLANNING COMMISSION MINUTES
Regular Meeting
March 6, 2008

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

1. CALL TO ORDER:

Chair Guardarrama called the meeting of the Planning Commission to order at 6:33 P.M.

2. PLEDGE OF ALLEGIANCE: Joseph Clapsaddle led the Pledge of Allegiance.

3. ADMINISTER THE OATH OF OFFICE

Mayor Duran administered the Oath of Office to Alan Bernstein.

4. ROLL CALL:

Commissioners Present: Bernstein, D'Amico, DeLuccio, Hamaker, Yeber, Chair Guardarrama.

Commissioners Absent: Vice-Chair Altschul.

Staff Present: Michael Barney, Assistant Planner, John Chase, Urban Designer, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Michael Jenkins, City Attorney, and David Gillig, Commission Secretary.

5. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, March 6, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried; notating the abstention of Vice-Chair Altschul.**

6. APPROVAL OF MINUTES.

Commissioner Hamaker suggested the verbiage for future minutes referencing the term "graphic presentation" be changed to reflect "visual presentation".

A. February 21, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, February 21, 2007 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Bernstein and Vice-Chair Altschul.**

7. PUBLIC COMMENT.

JOSPEH CLAPSADDLE, WEST HOLLYWOOD, Chairman, Board of Directors, West Hollywood Chamber of Commerce, congratulated Alan Bernstein on his appointment to the Planning Commission.

8. ITEMS FROM COMMISSIONERS.

Commissioner Bernstein thanked City Council, fellow commissioners and staff on his appointment.

All commissioners welcomed Commissioner Bernstein.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. 1246 N. Genesee Avenue.

Demolition Permit 2007-027, Development Permit 2007-036, Tentative Tract Map 2007-021, Negative Declaration:

Michael Barney, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, March 6, 2008.

He stated the applicant is requesting to demolish an existing single-family dwelling and construct a two-story, three-unit condominium building over one level of subterranean parking.

He detailed the history of the project and spoke on neighborhood compatibility, front and side setbacks, massing, common open space, tandem parking, green points, elevations, and neighborhood opposition.

Staff recommends approval.

Commissioner Hamaker disclosed for the record she made a site-visit.

Commissioner Yeber disclosed for the record he made a site-visit.

Commissioner Bernstein disclosed for the record he made a site-visit.

Chair Guardarrama opened public testimony for Item 10.A:

BRUNO BONDANELLI, LOS ANGELES, architect, presented the applicant's report. He provided a history of the project and spoke in detail regarding the neighborhood topology, neighborhood compatibility, green aspects, solar panels, façade and skin material, semi-subterranean parking, massing, unit size, roof decks, landscaping, and lighting. He stated there are no variances or modifications requested.

LARRY RAMIREZ, WEST HOLLYWOOD, opposes staff's recommendation of approval.

CARL CONTI, WEST HOLLYWOOD, opposes staff's recommendation of approval.

STEVEN GOLDMAN, WEST HOLLYWOOD, opposes staff's recommendation of approval.

BARRY GREGG, WEST HOLLYWOOD, opposes staff's recommendation of approval.

BRUNO BONDANELLI, LOS ANGELES, architect, presented the applicant's rebuttal. He spoke on construction mitigation, traffic mitigation, parking, health hazards, setbacks, site-posting issues, and construction time-frames.

Commissioner Hamaker questioned the time-frame regarding the demolition period.

Commissioner Yeber questioned the additional height in regards to the solar panel projections and yard setbacks.

Commissioner DeLuccio questioned the depth of the parapet and noticing language.

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

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:20 P.M. TO VIEW THE MASSING MODEL AND RECONVENED AT 7:25 P.M.

John Keho, Planning Manager stated for the record, residents north of the project site had concerns they did not get properly noticed for the public hearing. He confirmed the 500' radius mailing map included properties north of Fountain Avenue.

Commissioner D'Amico disclosed for the record, he spoke to Mr. Ramirez regarding the garden space during the break.

Commissioner Hamaker questioned the maximum allowable height and units allowed for this site.

Commissioner Yeber requested clarification regarding the architectural projections.

Commissioner Bernstein requested clarification regarding parking permits.

Commissioner Hamaker disclosed for the record she attended the Project Area Committee (PAC) meeting, where this project was previously discussed. She did not participate in the discussions.

Commissioner Hamaker commented on neighborhood compatibility. She stated her support of the articulation, solar panels and project. She would like to see more plant material on the north and south sides of the project to serve as a buffer to the neighbors.

Chair Guardarrama requested clarification of the landscaping on the north and south sides of the building.

Bruno Bondanelli, Los Angeles, architect, detailed the landscaping plan.

Commissioner DeLuccio moved to: 1) approve staff's recommendation; with the added condition a) landscaping shall be enhanced on the north and south side of the property, to the satisfaction of the Director of Community Development.

Seconded by Commissioner Hamaker.

Commissioner D'Amico requested the following amendments: a) [to mitigate noise], the controller for the gate shall be on the building side of the driveway (instead of the neighbors' side of the driveway); and b) move any mechanical equipment that makes noise, furthest east in the garage (away from the opening).

John Chase, Urban Designer, detailed the landscaping plan, and stated for the record, staff is requesting an additional developed landscape plan before final approvals are granted.

Discussion was held regarding additional landscaping and amending the motion regarding landscaping.

Commissioner DeLuccio stated for the record, staff is adding Sections 7.7), 7.8) and 7.9) to Resolution No PC 07-777; specifically relating to the landscaping.

Commissioner DeLuccio withdrew: 1) the added conditions to the original motion regarding landscaping.

Commissioner Yeber commented on the materials board and stated his concerns regarding the massing.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-777 as amended: a) controller for the gate shall be on the building side of the driveway (instead of the neighbors side of the driveway); b) move any mechanical equipment (which makes noise), furthest east in the garage (away from the opening); c) incorporate Sections 7.7), 7.8) and 7.9) as stated in the staff memo regarding additional landscaping conditions; “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2007-027 AND DEVELOPMENT PERMIT 2007-036, ON AN APPLICATION OF CHRISTOPHER BELLUSCIO TO PERMIT THE DEMILTION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-STORY, THREE-UNIT CONDOMINIUM WITH SUBTERRANEAN PARKING, FOR THE PROPERTY LOCATED AT 1246 N. GENESEE AVENUE, WEST HOLLYWOOD, CALIFORNIA”; 3) Adopt Resolution No. PC 07-778 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2007-021 (MINOR LAND DIVISION NO. 070079), FOR THE PROPERTY LOCATED AT 1246 N. GENESEE AVENUE, WEST HOLLYWOOD, CALIFORNIA.”; and 4) Close Public Hearing Item 10.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

AYES: Commissioners Bernstein, DeLuccio, Hamaker, Yeber, Chair Guardarrama.

NOES: Commissioner D’Amico.

ABSENT: Vice-Chair Altschul.

RECUSED: None.

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

A. Director’s Report.

Susan Healy Keene, Director of Community Development, provided an update on the General Plan Community Fair, which was held on Saturday, February 23, 2008. She stated there will be another Vision Training workshop on Saturday, March 8, 2008; 9:30 A.M. – 12:00 P.M. at West Hollywood Park Auditorium.

She welcomed Commissioner Bernstein to the commission.

Commissioner Yeber commended staff on the General Plan Community Fair.

Commissioner Hamaker commended staff on the General Plan Community Fair.

B. Planning Manager's Update.

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

15. PUBLIC COMMENT. None.


16. ITEMS FROM COMMISSIONERS.

Commissioner Bernstein stated he will be absent from the next Planning Commission meeting on Thursday, March 20, 2008.

Commissioner Yeber suggested the General Plan address issues surrounding children; i.e. schools and other family related issues.

17. ADJOURNMENT: The Planning Commission adjourned at 7:55 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, March 20, 2008 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 20TH DAY OF MARCH, 2008.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR