



PLANNING COMMISSION MINUTES
Regular Meeting
July 17, 2008

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

1. CALL TO ORDER:

Vice-Chair Altschul called the meeting of the Planning Commission to order at 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Stuart Levinson led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Bernstein, D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Altschul.

Commissioners Absent: Guardarrama.

Staff Present: Michael Barney, Assistant Planner, Adrian Gallo, Associate Planner, Jory Phillips, Senior Planner, John Chase, Urban Designer, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. SPECIAL ORDER BUSINESS:

A. ELECTION OF CHAIR.

ACTION: Elect John Altschul as Chair of the Planning Commission for a term ending June 30, 2009. **Moved by Commissioner D'Amico, seconded by Commissioner DeLuccio and unanimously carried; notating the abstention of Commissioner Guardarrama.**

B. ELECTION OF VICE-CHAIR.

ACTION: Elect Donald DeLuccio as Vice-Chair of the Planning Commission for a term ending June 30, 2009. **Moved by Chair Altschul, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Guardarrama.**

5. APPROVAL OF AGENDA:

1) Add an Urgency Item to New Business as Item 11.E. (Appointment to Plummer Park Steering Committee); and 2) move Agenda Item 10.D. (612-616 N. Croft Avenue) to be heard before Agenda Item 10.A. (1136-1142 N. La Cienega Boulevard).

ACTION: Approve the Planning Commission Agenda of Thursday, July 17, 2008 as amended. **Moved by Commissioner Hamaker, seconded by Vice-Chair DeLuccio and unanimously carried; notating the abstention of Commissioner Guardarrama.**

6. APPROVAL OF MINUTES.

A. June 5, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, June 5, 2008 as presented. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Guardarrama.**

B. June 19, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, June 19, 2008 as presented. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Guardarrama.**

7. PUBLIC COMMENT. None.

8. ITEMS FROM COMMISSIONERS.

Commissioner Bernstein congratulated incoming Chair Altschul and Vice-Chair DeLuccio.

Vice-Chair DeLuccio congratulated incoming Chair Altschul.

Commissioner D'Amico congratulated incoming Chair Altschul and Vice-Chair DeLuccio.

Commissioner Hamaker congratulated incoming Chair Altschul and Vice-Chair DeLuccio, and Commissioner Guardarrama on his recent marriage.

Commissioner Yeber congratulated incoming Chair Altschul and Vice-Chair DeLuccio.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

The following was heard out of order as part of the amended agenda:

D. 612-616 N. Croft Avenue.

Extension Request 2008-011:

Jory Phillips, Senior Planner, provided background information as presented in the staff report dated Thursday, July 17, 2008.

He stated the applicant is requesting an extension request for the demolition of two-single family homes and the construction of a multi-family residential building with eleven condominium units, using the Courtyard Housing Standards.

He provided a detailed history and review of the project. Staff recommends approval of the extension because the project needs additional time to meet 2008 building codes and further review by West Hollywood's Building and Safety division, and the conditions in the vicinity of the project remain substantially unchanged since the original project approval. All of the applicable Municipal Code regulations and General Plan policies remain substantially unchanged since project approval.

Chair Altschul opened public testimony for Item 10.D.:

JAMES LITZ, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He requested approval of the two-year extension.

JONATHON LEHRER-GRAIWAN, LOS ANGELES, developer, continued the applicant's report. He confirmed there are no changes to the design of the project.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding public noticing issues.

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

Commissioner Hamaker requested clarification regarding voting and appeal protocol.

Commissioner Yeber questioned the noticing on this project.

Jory Phillips, Senior Planner, clarified for the record a 500' radius mailing was processed in accordance with all applicable zoning directives.

Commissioner D'Amico moved to: 1) approve staff's recommendation of a two-year extension.

Seconded by Commissioner Bernstein.

ACTION: Approve the application; 2) Adopt Resolution No. PC 08-826 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING EXTENSION PERMIT 2008-011, EXTENDING THE APPROVAL OF DEMOLITION PERMIT 2004-016, DEVELOPMENT PERMIT 2004-018 AND TENTATIVE TRACT MAP 2004-015 (MAJOR LAND DIVISION NO. 061984), TO DEMOLISH TWO SINGLE-FAMILY HOMES AND TO CONSTRUCT A MULTI-FAMILY RESIDENTIAL BUILDING WITH ELEVEN CONDOMINIUM UNITS USING THE COURTYARD HOUSING STANDARDS, FOR THE PROPERTY LOCATED AT 612-616 NORTH CROFT AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close Public Hearing Item 10.D. **Moved by Commissioner D'Amico, seconded by Commissioner Bernstein and unanimously carried; notating the abstention of Commissioners Hamaker and Guardarrama.**

**A. 1136-1142 N. La Cienega Boulevard.
Demolition Permit 2006-038, Development Permit 2006-052, Tentative Trace Map 2006-020:**

Applicant is requesting to demolish two single-family structures and construct a fourteen-unit courtyard condominium project.

Staff requested a continuance.

ACTION: Continue to Thursday, August 21, 2008. **Moved by Commissioner Hamaker, seconded by Vice-Chair DeLuccio and unanimously carried as part of the amended agenda; notating the abstention of Commissioner Guardarrama.**

**B. 9008 Keith Avenue.
Demolition Permit 2007-020, Development Permit 2007-027, Tentative Trace Map 2007-016:**

Continued from Thursday, June 19, 2008. Michael Barney, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, July 17, 2008.

He stated the applicant is requesting to demolish an existing single-family dwelling and construct a two-story, three-unit condominium building with subterranean parking. He spoke on square-footage, private open space, unit size, parking, landscaping, and green building points.

He stated two conditions have been added regarding fence height and second floor set backs, which conform to the applicable zoning code section[s].

Staff recommends approval.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 7:00 P.M. AND RECONVENED AT 7:05 P.M.

Chair Altschul opened public testimony for Item 10.B.:

DON RANDALL, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He detailed the history of the project and spoke on property measurements, parking requirements, unit size and layouts, elevations, setbacks, exterior materials, and landscaping.

Commissioner Yeber requested clarification regarding the parking.

Commissioner Hamaker requested clarification on the landscaping.

SANDY HUTCHENS, WEST HOLLYWOOD, applicant's representative, continued the applicant's report. He introduced the owners of the property.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the vehicle entrance through the alley, property owners, and exterior building materials. She supports this project.

DAVID WARREN, WEST HOLLYWOOD, has concerns regarding this item. He spoke requesting landscaping and encroachments conditions.

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

Vice-Chair DeLuccio moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner D'Amico.

Commissioner D'Amico questioned parking encroachments during the construction period.

Vice-Chair DeLuccio questioned the landscape screening.

Vice-Chair DeLuccio added a condition: a) additional landscape screening to the adjacent properties.

Commissioner D'Amico agreed to this added condition.

Commissioner Hamaker questioned the alley usage and landscaping.

Commissioner Hamaker requested an added condition: a) more substantial hedges (or equivalent) are added to the east and west sides of the property for screening.

Commissioner Yeber had concerns regarding neighborhood compatibility, set backs, front articulation and design, and color schemes. He supports the east and west elevations and spoke on the subterranean parking and landscaping.

ACTION: Approve the application; 2) Adopt Resolution No. PC 07-767 as amended: a) additional landscape screening to the adjacent properties; b) substantial hedges (or equivalent) shall be added to the east and west sides of the property for additional screening; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2007-020 AND DEVELOPMENT PERMIT 2007-036, ON AN APPLICATION OF DAN GERSTNER, TO PERMIT THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-STORY, THREE-UNIT CONDOMINIUM WITH SUBTERRANEAN PARKING, LOCATED AT 9008 KEITH AVENUE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 07-768 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2007-016 (MINOR LAND DIVISION NO. 070672), FOR THE PROPERTY LOCATED AT 9008 KEITH AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close Public Hearing Item 10.B. **Moved by Vice-Chair DeLuccio, seconded by Commissioner D'Amico and passes on a Roll Call Vote:**

AYES: Bernstein, D'Amico, Hamaker, Yeber, Vice-Chair DeLuccio, Chair Altschul.

NOES: None.

ABSENT: Guardarrama.

RECUSED: None.

**C. 612-618 Westmount Drive.
Demolition Permit 2008-003, Development Permit 2008-006, Tentative Tract Map 2008-001:**

Adrian Gallo, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, July 17, 2008.

He stated the applicant is requesting to demolish six dwelling units and to construct four, two-story townhouse units. He spoke and detailed the square-footage, unit size, parking, height averaging, neighborhood compatibility, and construction related issues.

Staff recommends approval.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 7:25 P.M. AND RECONVENED AT 7:30 P.M.

John Chase, Urban Designer, presented the Design Review Subcommittee report.

Chair Altschul opened public testimony for Item 10.C.:

DAVID KELLEN, LOS ANGELES, applicant, presented the applicant's report. He spoke on massing design, parking, green building points, exterior materials, and height limits.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding housing and parking issues.

DAVID KELLEN, LOS ANGELES, applicant, presented the applicant's rebuttal. He stated the project has side-by-side parking.

Vice-Chair DeLuccio questioned the maximum amount of units which could be built on this lot size.

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

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

Seconded by Commissioner Hamaker.

ACTION: Approve the application; 2) Adopt Resolution No. PC 08-824 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2008-003 AND DEVELOPMENT PERMIT 2008-006, FOR THE DEMOLITION OF SIX DWELLING UNITS AND THE CONSTRUCTION OF FOUR, TWO-STORY TOWNHOUSE UNITS, LOCATED AT 612-618 WESTMOUNT DRIVE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 08-825 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE PARCEL MAP 2008-001 (MINOR LAND DIVISION NO. 70287), FOR THE PROPERTY LOCATED AT 612-618 WESTMOUNT DRIVE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close Public Hearing Item 10.C. **Moved by Commissioner Bernstein, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Guardarrama.**

D. 612-616 N. Croft Avenue.

Extension Request 2008-011:

Applicant is requesting an extension request for the demolition of two-single family homes and the construction of a multi-family residential building with eleven condominium units, using the Courtyard Housing Standards.

ACTION: 1) Item moved before Agenda Item 10.A. (1136-1142 N. La Cienega Boulevard) as part of the amended agenda. **Moved by Commissioner Hamaker, seconded by Vice-Chair DeLuccio and unanimously carried; notating the abstention of Commissioner Guardarrama.**

11. NEW BUSINESS.

A. Planning Commission Meeting Amendment.

ACTION: No action. **Motion carried by consensus of the Commission.**

B. Appointments to Design Review Subcommittee:

ACTION: Appoint: 1) Joseph Guardarrama; 2) John D'Amico; and 3) Marc Yeber to the Design Review Subcommittee. Alan Bernstein will replace John D'Amico upon his official resignation from the body. **Moved by Chair Altschul and unanimously carried.**

C. Appointments to Business Signage Subcommittee:

ACTION: No action. **Motion carried by consensus of the Commission.**

D. Appointments to Long-Range Planning Projects Subcommittee:

ACTION: Appoint: 1) Donald DeLuccio; 2) Marc Yeber; and 3) John Altschul to the Planning Commission's Long-Range Planning Projects Subcommittee. Paul Arevalo, City Manager, will reside as an Ex-Officio member. **Moved by Chair Altschul and unanimously carried.**

E. Appointments to the Plummer Park Steering Committee:

ACTION: Appoint: 1) Barbara Hamaker to the Plummer Park Steering Committee. **Moved by Chair Altschul and unanimously carried.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. General Plan Update.

Susan Healy Keene, Director of Community Development, stated an update item will be going before the City Council on Monday, July 21, 2008, regarding all the community input from Phase I of the General Plan. Staff is now moving into Phase II of the General Plan.

B. Director's Report.

Susan Healy Keene, Director of Community Development, updated the items going before City Council on Monday, July 21, 2008: 1) Interim Zoning Ordinance; 2) Zone Text Amendments, regarding solar collectors, gas stations and off-site signage; and 3) council is requesting a review of the Planning Commission decision of Thursday, June 19, 2008, regarding the Valadon Hotel request.

C. Planning Manager's Update.

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

He stated there is a scoping meeting scheduled regarding the Environmental Impact Report for the Movietown Plaza project on Wednesday, July 23, 2008 at 6:30 P.M., on-site, and a scoping meeting scheduled regarding the Environmental Impact Report for the Sunset Time Project on Wednesday, July 30, 2008 at Plummer Park Community Center, Rooms 5 and 6 at 6:30 P.M.

15. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on affordable housing and the Movietown Plaza project.

16. ITEMS FROM COMMISSIONERS.

Commissioner D'Amico questioned the possible city council review of SB 1818 and questioned the time-line for Walgreen's Environmental Impact Report.

Chair Altschul questioned the construction time-line regarding Pavilons.

Commissioner Yeber requested clarification regarding tall wall signage.

Commissioner Bernstein commented on the loss of affordable housing.

Commissioner Yeber commented on construction costs.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 7:50 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, August 7, 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 7TH DAY OF AUGUST, 2008.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR