



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**April 5, 2007**

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

**1. CALL TO ORDER:**

Chair D'Amico called the meeting of the Planning Commission to order at 6:32 P.M.

**2. PLEDGE OF ALLEGIANCE:** Allen Bernstein led the Pledge of Allegiance.

**3. ROLL CALL:**

Commissioners Present: Altschul, Bartolo, DeLuccio, Hamaker, Thompson, Vice-Chair Guardarrama, Chair D'Amico.

Commissioners Absent: None.

Staff Present: Jory Phillips, Senior Planner, Francie Stefan, Senior Planner, John Chase, Urban Designer, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, April 5, 2007 as presented. **Moved by Commissioner Thompson, seconded by Commissioner Hamaker and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. March 15, 2007**

**ACTION:** Approve the Planning Commission Minutes of Thursday, March 15, 2007 as presented. **Moved by Commissioner Thompson, seconded by Commissioner Altschul and unanimously carried.**

**6. PUBLIC COMMENT.**

RUDY COLE, BEVERLY HILLS, commented on various garage uses.

**7. ITEMS FROM COMMISSIONERS.**

Chair D'Amico announced this is Commissioner Thompson's last meeting and thanked him for his years of service.

Commissioner DeLuccio thanked Commissioner Thompson for his service and friendship and wished him the best.

Commissioner Bartolo thanked Commissioner Thompson for his service and friendship and wished him the best.

Commissioner Altschul thanked Commissioner Thompson for his service and friendship and wished him the best.

Commissioner Hamaker thanked Commissioner Thompson for his service and friendship and wished him the best.

Commissioner Thompspon thanked staff, fellow commissioners and the public for their support.

**8. CONSENT CALENDAR.** None.

**9. PUBLIC HEARINGS.**

*Commissioner Bartolo recused herself from the dais at this time. She stated she would like to speak in another capacity; notating she lives to close to the project.*

**A. 9062 Nemo Street.**

**Demolition Permit 2006-024, Development Permit 2006-036, Modification 2007-006, Parking Use Permit 2006-009, Negative Declaration:**

Jory Phillips, Senior Planner, provided background information as presented in the staff report dated Thursday, April 5, 2007.

With a visual presentation, he detailed the proposal. He stated the request is to demolish three office structures of 1,500 square-feet, 925 square-feet, and 775 square-feet, and construct a 20,995 square-foot, mixed-use structure with four residential units, 13,413 square-feet of office, and a 1,982 square-foot art gallery.

He detailed the site and area conditions, neighborhood meetings, Planning Commission Design Review Subcommittee meeting, subterranean parking requirements, modifications to the development standards, modification to the maximum height limit, driveway ramp slope increase, lighting, and the proposed pedestrian bridge (which is not part of this development permit, stating this would fall under City Council purview).

John Chase, Urban Designer, provided an urban design analysis. He spoke regarding the triangular shape of the lot, the parking garage, front façade, massing the proposed pedestrian bridge and the project's relationship to its surroundings.

Jory Phillips, Senior Planner, reiterated the proposed project is consistent with all applicable provisions of the Municipal Code and the General Plan.

Staff recommends approval.

Commissioner DeLuccio questioned the approval process of the proposed pedestrian bridge.

Commissioner Thompson questioned the time-line of this project and how the neighborhood would be impacted with other (proposed) projects.

Commissioner Hamaker questioned the future air-space usage(s) by the City of the proposed pedestrian bridge.

Commissioner Altschul questioned and asked for clarification of the verbiage "vacate" and "easement".

Chair D'Amico opened public testimony for Item 9.A.:

TODD ELLIOTT, LOS ANGELES, presented the applicant's report. He detailed the history of the client and the proposed project. He spoke regarding the requested parking use permit, the modification requirements; including height and slope modification, and the pedestrian walkway. He requested approval of the application submitted.

ZOLTAN PALI, FAIA, CULVER CITY, principal architect, presented the applicant's report. He spoke on the triangular site, massing, façade materials, garage height, lighting, color and landscaping.

Commissioner Hamaker requested additional details on the landscaping.

KEN DIGREGORIO, WEST HOLLYWOOD, opposes staff's recommendation of approval.

MICHELE PROYECT, WEST HOLLYWOOD, has concerns regarding this item. She spoke on massing, height and parking.

LARUEN MEISTER, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the proposed pedestrian bridge.

MARY BENEDICT, WEST HOLLYWOOD, opposes staff's recommendation of approval and has concerns regarding this item. She spoke on parking, traffic, height, massing and quality of life issues.

KATE BARTOLO, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

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

MINDY BRADISH, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on parking, business hours, traffic impacts, shade and shadow.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He spoke on parking, traffic mitigation, cumulative impacts of development and neighborhood impact(s).

DAN SIEGEL, WEST HOLLYWOOD, has concerns regarding this item. He spoke on the proposed pedestrian bridge.

TODD ELLIOTT, LOS ANGELES, presented the applicant's rebuttal. He spoke on the design, traffic impacts, valet parking and business hours.

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

Commissioner Thompson disclosed for the record he had a verbal conversation with the applicant's representative Todd Elliott, and with Ken DiGregorio.

Commissioner Hamaker disclosed for the record she met with the applicant and visited the proposed site.

Vice-Chair Guardarrama disclosed for the record he visited the proposed site and detailed the Design Review Subcommittee findings of approval.

Commissioner DeLuccio disclosed for the record he met with the applicant and visited the proposed site.

Commissioner Altschul stated his support of the design of the project. He spoke regarding ongoing neighborhood development, the proposed pedestrian bridge, possible rent for city air-space, and keeping businesses in West Hollywood.

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

**Seconded by Vice-Chair Guardarrama.**

Commissioner Thompson stated his support of the design of the project. He had concerns with the cumulative impacts to the neighborhood.

Commissioner Hamaker commented on the design of the project, the art gallery and trip generation. She stated her support of the project.

Commissioner DeLuccio stated his support of the design of the project. He had concerns with the height of the project, and spoke on the proposed pedestrian bridge. He stated his support of the project.

Christi Hogin, Assistant City Attorney, recommended an amendment to Resolution No. PC 07-727, Section 8.9) to read as follows: *“Prior to submitting an application for demolition or building permit(s), the applicant shall either (a) obtain required permits for the pedestrian bridge, or (b) submit to the City revised sets of plans that do not include the pedestrian bridge”*.

**Commissioner Altschul requested the original motion reflect this added amendment.**

**Vice-Chair Guardarrama agreed to this amendment.**

Vice-Chair Guardarrama commented on neighborhood compatibility.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-727 as amended “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2006-036, DEVELOPMENT PERMIT 2006-024, MODIFICATION PERMIT 2007-006 AND PARKING USE PERMIT 2006-009, TO PERMIT THE DEMOLITION OF THREE EXISTING OFFICE BUILDINGS AND THE CONSTRUCTION OF A NEW FOUR-STORY, FOUR-UNIT MIXED-USE STRUCTURE, LOCATED AT 9062 NEMO STREET, WEST HOLLYWOOD, CALIFORNIA”, and 3) Close Public Hearing Item 9.A.  
**Moved by Commissioner Altschul, seconded by Vice-Chair Guardarrama and passes on a Roll Call Vote:**

**AYES:** Commissioners Altschul, DeLuccio, Hamaker, Thompson, Vice-Chair Guardarrama, Chair D’Amico.

**NOES:** None.

**RECUSED:** Bartolo.

**ABSENT:** None.

Commissioner Thompson stated he could not support the proposed pedestrian bridge over a public right-of-way.

Chair D'Amico stated his approval of the actual design of the proposed pedestrian bridge, but could not support it.

Commissioner Altschul commented on the proposed pedestrian bridge and air rights. He stated his support.

Commissioner Hamaker commented on the proposed pedestrian bridge.

Chair D'Amico requested a roll call vote on a consensus of the commission regarding support of the pedestrian bridge (walkway) to be forwarded to the City Council.

**AYES: Commissioners Altschul, Hamaker, Vice-Chair Guardarrama.**

**NOES: Commissioner Thompson, DeLuccio, Chair D'Amico.**

**RECUSED: Bartolo.**

**ABSENT: None.**

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 8:15 P.M. AND RECONVENED AT 8:20 P.M.**

*Commissioner Bartolo returned to the dais at this time.*

**B. Affordable Housing – SB 1818.**

Francie Stefan, Senior Planner, provided background information as presented in the staff report dated Thursday, April 5, 2007.

She stated the Planning Commission will consider an amendment to the City of West Hollywood Zoning Ordinance to add a required finding of neighborhood compatibility to planning permits for new construction. She spoke on the history, the proposed change and clarified the language.

Staff recommends approval of these changes to the City Council.

Chair D'Amico opened public testimony for Item 9.B.:

LAUREN MEISER, WEST HOLLYWOOD, spoke in support of staff's recommendation.

DAN SIEGEL, WEST HOLLYWOOD, spoke in support of staff's recommendation.

VICTOR OMELCZENKO, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

KEN DEGREGORIO, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MICHELE PROYECT, WEST HOLLYWOOD, spoke in support of staff's recommendation.

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

Commissioner Bartolo questioned the flexibility of the findings regarding neighborhood compatibility.

Commissioner Altschul questioned the subjectivity of the word "compatibility". He had reservations about the generality of the language.

Commissioner Hamaker questioned the purview powers of the City Council regarding their findings on compatibility.

Commissioner Thompson stated his support of this item.

**Commissioner DeLuccio moved to: 1) approve staff's recommendation to City Council.**

**Seconded by Chair D'Amico.**

**ACTION:** 1) Adopt Resolution No. PC 07-715 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2007-004 RELATING TO PERMIT FINDINGS FOR NEIGHBORHOOD COMPATABILITY", and 2) Close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Chair D'Amico and passes on a Roll Call Vote:**

**AYES:** Commissioners Altschul, Bartolo, DeLuccio, Hamaker, Thompson, Vice-Chair Guardarrama, Chair D'Amico.

**NOES:** None.

**ABSENT:** None.

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF.**

**A. Director's Report.** None.

**B. Planning Manager's Update.**

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission and detailed the on-going landscaping issues at the Mediterranean Village Apartment complex.

**14. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the City of West Hollywood's Code Compliance Division.

VICTOR OMELCZENKO, WEST HOLLYWOOD, commented on the approval process for the development recently approved over the counter, located at 9061 Nemo Street, West Hollywood, California.

**15. ITEMS FROM COMMISSIONERS.**

Commissioner Altschul stated for the record he will be absent from the Planning Commission meeting on Thursday, May 3, 2007.

Commissioner DeLuccio questioned the noticing procedure(s) for findings and developments approved at staff level.

Commissioner Bartolo questioned the noticing procedure(s) for findings and developments approved at staff level.


The Commission bid official farewell to Commissioner Thompson.

Commissioner Thompson thanked all.

**16. ADJOURNMENT:** The Planning Commission adjourned at 8:50 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, April 19, 2007 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 19<sup>TH</sup> DAY  
OF APRIL, 2007.



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CHAIRPERSON

ATTEST:



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COMMUNITY DEVELOPMENT DIRECTOR