



PLANNING COMMISSION MINUTES
Regular Meeting
January 18, 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 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Allyne Winderman 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: Anne Browning McIntosh, Contract Planner, Francie Stefan, Senior Planner, John Keho, Planning Manager, Susan Healy Keene, Community Development Director, Michael Jenkins, City Attorney, and David Gillig, Commission Secretary.

*Commissioner Bartolo arrived after official roll call at 6:45 P.M.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, January 18, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Thompson and unanimously carried.**

5. APPROVAL OF MINUTES.

A. January 4, 2007

ACTION: Approve the Planning Commission Minutes of Thursday, January 4, 2007 as presented. **Moved by Commissioner Thompson, seconded by Commissioner DeLuccio and unanimously carried.**

6. PUBLIC COMMENT.

TOM DEMILLE, WEST HOLLYWOOD, commented on City Council matters and encouraged everyone to register to vote.

STEVE MARTIN, WEST HOLLYWOOD, commented on the preservation of West Hollywood's urban village and low income housing priorities.

PATRICIA NELL WARREN, WEST HOLLYWOOD, commented on California Proposition 215 and the Ellis Act.

HEAVENLY WILSON, WEST HOLLYWOOD, commented on future development in the City of West Hollywood.

WILLIAM NEISH, WEST HOLLYWOOD, commented on the role of the Historic Preservation Commission and height averaging.

ED BUCK, WEST HOLLYWOOD, commented on the upcoming West Hollywood elections and urban development.

JEANNE DOBRIN, WEST HOLLYWOOD, commented City Council matters and future development.

7. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker commented on the exceptional staff report regarding Item 9.A. (Greenwich Place Project)

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

**A. 365 N. San Vicente Boulevard. (Greenwich Place Project)
Final Environmental Impact Report (EIR), Development Permit 2005-027, General Plan Amendment 2005-001, Zoning Map Amendment 2005-001, Zoning Text Amendment 2006-011, Tentative Tract Map 2005-008 (Vesting Tentative Tract Map No. 062993):** Continued from Thursday, January 18, 2007. Anne Browning McIntosh, Contract Planner, provided background information as presented in the staff report dated Thursday, January 18, 2007.

[VERBATIM TRANSCRIPTION]

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D'Amico: Public Hearing, 9A, Final Environmental Impact Report Development Permit 2005-027, General Plan Amendment 2005-001. Zoning Map Amendment 2005-001, Zoning Text Amendment 2006-001, Tentative Tract Map 2005-008, Investing Tentative Tract Map Number 62993. The Applicant has constructed one phase large residential housing community known as Greenwich Place. The Applicant is Regent Properties. The location is 365 San Vicente Boulevard. Anne Browning McIntosh is our Planner in residence. Thank you, Anne, why don't you tell us the story.

McIntosh: Thank you, Chair D'Amico and good evening Commissioners. It's really my pleasure to be here tonight again before you to present the staff report for this project and before I start on the details of the...describing the project, I don't want to sound like I'm accepting a Golden Globe nomination and thanking everybody, but this really was thank you Commissioner Hamaker for your compliment. This really was a group effort. And I do want to recognize, I want to recognize some folks first. I really want to recognize the neighbors and the property owners in West Hollywood West who have spent the past 18 months diligently tracking this project and working cooperatively with the City and with the Applicant. The communication has been terrific and without their good observations and comments, this project wouldn't be what it is today and I'd also

like to thank the Applicant team, and all the people that were involved on their side for being...for their responsiveness. The Environmental Consultant and multiple consultants that were used. Sally Salavia is here tonight representing PCR Corporation and they were very cooperative and helpful. And then the staff that were involved with this and the reason I'm going to mention all these people is so that you have a sense of how thorough we looked at this project. Alene Windeman and Jeff Skornick from the Housing Department, Joan English, Terry Flimmer and Sharon Perlstein from Transportation and Engineering, Susan John and John Chase here from Planning, Steve Bailey from the Building Office, Jeff Abbol from Co-Compliance, David Gardner from Landscape. This really was a joint effort among all of these groups, the community, the Applicant, the EIR Consultant and staff. So I thank everybody that participated. So nearly 20 years ago, the City of West Hollywood adopted its first General Plan and the Sherbourne Triangle as this site is known was one of a handful of sites in this City that was called out as an opportunity site. And the use of the site has changed some over time and the General Plan has been amended since it was adopted in 1988 to narrow the potential future uses on this site. Tonight you'll be reviewing a significant development proposal for this site. The first proposal to be submitted, which implements the City's vision as it's described in the General Plan and again that was adopted 20 years ago, it occurred to me tonight when I was listening to the comments from the public what a special site this is because it doesn't require the demolition of any existing housing units to create new affordable and market rate housing. So let me begin by telling you what actions we're asking you to take and then I, with the help of John Chase, will describe the project. And I know the Applicant will do the same during their presentation. This application contains three requests that are required to be approved ultimately by the City Council. Those are a General Plan Map Amendment, a Zoning Map Amendment and the Zoning Text Amendment. Therefore, the Planning Commission will act tonight in an advisory capacity on these three actions in addition to the other entitlements, which include the development permit, a tract map and the certification of the EIR that evaluated all of these requests. The order in which these actions are taken is first to make a recommendation on the EIR. The Commission must find that the EIR adequately analyzed the environmental impact and complies with SEQUA and we've included a resolution in your packet that states those findings and all the details that you need in order to do that. Second, you will make findings and a recommendation on the Map Amendment. These are required to create the underlying zoning that allows for an entirely residential housing development across the site. Currently the General Plan and the Zoning Ordinance allow for the southern portion of this site to be developed with commercial uses and this application is for just a residential project. And again, I'll point out again based on some comments that I heard tonight that this action actually reduces the potential intensity of the site from what is currently allowed. Third, you must make a recommendation on the Text Amendment and this allows the Applicant as well as future Applicants, and that's an important point to know, it allows the Applicant to cluster rather than to disperse the affordable units in large projects like this where a critical mass of units allows for additional services to be provided to the residents, the affordable residents, that couldn't otherwise be provided and we have information in the report and we can certainly give you more information as needed on those requirements. Finally, you'll make a recommendation on the development permit itself and the tract map. And I think I...that you've already acknowledged this, but I hope you found the staff report and the accompanying documents to be very thorough. So I'm not going to try to go over the entire report, I'm just going to highlight some of the major points. I think one of the interesting things to note is how this site got to come to this configuration in the first place and I'm just going to briefly explain that when this tract was originally developed back in the 1920's, it was actually a rectangular shaped block, just like the ones around it. And the Pacific Rail Car ran through the middle of the block from south to north or north to south and later in the 1950's, when the Pacific Rail Car was no longer viable, the...San Vicente was actually realigned. That's what created the curve in the road along San Vicente and the Pacific Rail Car right of way was...the right of way or the rail car itself, the rail line was removed. And that's how we ended up with this somewhat of an island in the middle of this neighborhood. Once that occurred, it really did take away the ability to

put single family housing back on this site in any way that would resemble the neighborhood that...as it had existed previously. And again, over the years with the removal of the individual homes from the site, it really did create an island that created an opportunity for a different type of development to occur. And as I stated before, I think the General Plan, recognizing that a different type of density and a different type of development would occur here, also really insisted that there be some relationship between the neighborhood and the project that would eventually go here, which is what leads to a project that doesn't have a solid sort of street face along the Sherbourne site. It has deep courtyards and some esthetic amenities that do relate to that neighborhood to the west in particular. The first submittal that the Applicant gave us was actually just two buildings. There was an affordable housing building to the north and a large market rate development to the south and the reason that I'm telling you about the first submittal is so you understand the work that took place, again using input from the community and from staff to create a design that really is more reflective of what we're looking for in West Hollywood, with connectivity through the neighborhood, smaller units of buildings and placing the affordable units and the higher density structure more towards the Beverly Boulevard corridor. So that is what we have now. We now have a development proposal that's...comprises four separate structures. The one at the southwest is only two units, the one at the northwest is six and 35 affordable units on the remainder or in the main building. One of the things that was quite important to us as we looked at, again the design of the neighborhood, was that there be some ability to link the east and the west parts of West Hollywood West and so two paseos have been created, which go through the property from east to west on the north and south sides of the large buildings and I think John Chase is going to talk a little bit more about the design of those. And in fact, this is a good segue. I'm going to ask John to make his comments about the design and by the way, he wrote that section of the staff report. I did not.

Bartolo: We could tell.

Chase: I wanted to pick up where Anne left off and say that of course the most...I'm going to discuss the design, site planning, massing, the choice of style and then materials and colors, and the...of course the main big picture thing about this project is that it is made up of different components of the north villas at the top of the project, the large market rate building, the pair of villas on Sherbourne and the affordable housing. So it's already conceived as a set of different buildings of varying size, orientation, type, materials and design, which is probably the very first and certainly the most important step in making something that tries to be a neighborhood rather than simply a development. The project places the slightly taller affordable housing at the south end of the project where it's closer to the urban edge of Beverly, closer towards a much larger Beverly Center and Cedar Sinai and that set of buildings along Beverly. The single most important thing, the thing that I had hoped for in whatever development occurred here was to not have a impenetrable wall of development that you could not cross, that residents would have to detour all the way around because of history, this would become an interruption in the really close knit fine grained fabric of West Hollywood West, which is deservedly famous for, for its charm. So there are two paseos that go across the project that allow you to get from Sherbourne to San Vicente and these are not public streets, they are on private property, but the project is conditioned so they're going to be open to the general public during the daylight hours so that you can walk your dog or if you live on Bonner and you want to walk to Norm's on La Cienega, maybe you have a little better route. The project also has courtyards. I think probably the most important contribution to West Hollywood to urbanism has been its courtyard housing tradition, which we try to continue with the Zoning Code in our...with our courtyard housing incentives. These courtyards, there's three of them that face the street and one internal courtyard with a swimming pool. The courtyards that face the street act...they're quite large and they serve a number of functions. They of course create common space for the residents of the apartment. In some cases, there is access to patios and the units through the court and they also break the building down into pieces

and I think there are...they're a set of breaking the building down into pieces that's been pursued very aggressively in this project. The project also places doors to the...on the ground floor of the project directly to the units. That's the most direct strong relationship you can possibly have. There's many buildings in Los Angeles that simply have a central lobby and that's it. And they don't have the ability to go in and go out, you don't see doors opening and people coming in. What happens in those interior halls is a mystery. So this is many cuts above that. We have a basic requirement in the Zoning Code that residential projects have at least one entry facing the street and this goes beyond that having many, many entrances on the street and incorporating courtyards. So those are probably two of the most important relationship criteria that we look for. The...in the massing of the building, well, there's really...there's the set of villas that's jogged along San Vicente. There's the main market rate building in which the courtyards occur. There's the small terra villas, which really begins to be like say the size of a...one of the small apartment buildings in West Hollywood West. And then there's the market rate tower. The, of course, the biggest problem in terms of urban design is making the largest building fit in with the neighborhood, which has the small 50-foot wide lots and the mainly, not even two-story, one-story buildings. So there's been a variety of strategies pursued to break that up. One of them is to notch the top four story of the building along Sherbourne, so the parcels are setback because, of course, Sherbourne is a far narrower and more intimate street than is San Vicente. Differing roof treatments, flat and metal manset roofs and even different design vocabularies from section of section of the building to create the sense of the project as being made a smaller individual buildings in order to be closer to the neighborhood scale. The main articulation for the affordable housing building is given by the site itself, since San Vicente curves more, a little bit more sharply here. So the project then steps back in a series of many corners and shorter sections of wall than a project this size would usually have. This is definitely in no way, shape or form a monolithic box. It's very much the opposite. Sections of the building are also called out with hipped roofs, with cement tiles on top in order to further breakdown the massive building. And then just a note about materials, there is I think probably the widest range of materials on this project that I know of in any project in West Hollywood and that is only fitting since certainly pretty much the largest project that we've had to review. And it is, you know, most buildings in West Hollywood are...particularly if you're talking about the buildings in West Hollywood West are either stucco or in fewer cases wood siding. This has a much broader range of materials and I think it, if not only for introducing variety, for making the pieces of the building more different from each other by introducing different materials that have a lot of character, an interest in themselves like brick veneer and stone veneer. And it's done in concert with having a range of ornament and features on the building so that you vary the roofline, in some cases there's some change in the building plane. You vary the surface of the building, what it's made out of, and you vary the design vocabulary itself. There is using the term fine grain again, it's also appropriate not only for the neighborhood traffic of West Hollywood West, but for the set of decorative features on the building. There's a rich variety of cornices alone. There is...there are ballast raids, metal railings, there's a whole set of devices used here and while the vocabulary of things that have been played with here is quite rich, there's also order here. With individual bays, or that means sections of the buildings having regular window placement that lines up vertically and horizontally, so the building, though it has variety, but still coheres as a design. I wanted to take a second a touch upon the question of style and vocabulary. West Hollywood is a place and home both to buildings that are monuments of international modern architecture like the Schindler House, but also home to a rich period revival tradition in buildings like Sunset Plaza that were part of the development, the Hollywood Regency style. So speaking personally, I've always viewed the role of government is not to kind of deaden the liveliness of the different pieces of the City and the different things they have to tell us, but try to have each and to be the best they could be. So in this sense, this site is different from what's around it. It's a bigger block. It was...is a much larger parcel also. The other parcels around there were developed, you know, on the scale of say 120 by 50 feet. This is much faster. So whatever was put here was probably also always going to be...really you could think of it as a neighborhood within a neighborhood. Given that, in one sense

the style is discontinuous and different from the neighborhood and in another sense it is perhaps the spiritual affinity that transcends the more standard ways that you judge compatibility. The project refers to the East Coast, to a town house, as an apartment buildings in the main building, which is the most important and the dominant feature of the project. That you would find from in the late 19th Century to about World War I. This is a very specific set of references. It is not anything that refers to the immediate site or anywhere around. It's really referenced to another time, another part of the continent. Now the fact that it's different doesn't mean that that has never happened in Southern California nor does that mean it's inappropriate. Southern California has a tradition of referring to architecture from other times and periods as does...as do other places in the United States. We have an especially vivid tradition. We have buildings like Crossroads of the World where they have...on Sunset Boulevard, where they have buildings of different countries around the world Pete Vigell built at one time as a development. A particularly popular example not so far away a period revival and maybe even seeing development is the interior, not the box on the outside, but the interior on the inside of the Grove. And there's also I think an interesting discussion of themed architecture. Themed architecture begins to tell a story. You say that something was built as a factory then it was turned into a restaurant and now we've made into houses. It had an additional element of a story or a narration and I think you could say that because the references here are so complete, that you're trying to be and there is an intent to transport you to another time and place or maybe kind of take you to a little different place and you might be in the rest of West Hollywood. At the same time, the affinity of the project is when you're in West Hollywood West, there is such a great deal of attention, both in the original buildings and the way they've been maintained, the way they've been landscaped and the various decorative elements that have been added to, there's a great degree of the fine grained interest. There's a lot of variety and this is given to this project by the number of decorative elements. The varying size, there's a lot of small-scale, fine-grained ornament. There's a lot of visual interest and there's a lot that would repay somebody...the example I was using West Hollywood, again walking the dog, going to Beverly or going to La Cienega, there would be...it gives you a lot of company, it gives you a lot of interest. It's a good companion maybe, and a big brother or sister to West Hollywood West and it's different because it's a four-story building. It's not a one-story building. It's a larger building, but it is broke...been broken up by the roofline, by material, by different design vocabulary, there's some elements and they're more modern, and different pieces of the main building. So they've used just...and the courtyards themselves. So they've used just about every device that's available to an architect to try and make this be a composition of smaller buildings rather than one giant building. The vocabulary of the affordable housing is simpler. It...you might classify it as more kind of generalized Mediterranean revival. The main sort of element of the architecture is the complicated massing of it. It is much more complex than usual. The number of tiled roofs, there's multiple tiled roofs, some arched openings, a few columns and shutters. It's a simpler vocabulary. Differentiating those makes the overall project seem more like it's a set of things rather than one big thing. So with that, I conclude my little design report.

McIntosh: I just have a few more points to make and these are by far much more mundane than those than John just referred to, but the Zoning Compliance, I think you can see by the three page table that's in your staff report. How this project complies with the Zoning Ordinance, I do want to point out that on the affordable component, that the Applicant is using the provisions that are allowed by State Bill 18...or Senate Bill 1818, which was...became effective in January of 2005, that does allow for some exceptions to be made to the City Zoning Ordinance for affordable housing projects and those are identified in that location. I wanted to also just point out that I, I highlighted three different issue areas that we really spent a lot of time on. One was again a very mundane topic of trash, but we did spend quite a bit of time ensuring that this project would have adequate trash receptacles and removal of trash that would be done in such a way that wouldn't impact the neighborhood and so I just wanted to point that out so that you knew that we

did spend a lot of time on some of these very specific details. On the soils, we had a peer review of the peer review. We looked at this so many times that we feel like a very good analysis internal review was conducted of that. We looked at transportation issues. An issue that had come up from the neighbors was the issue of guest parking passes and, you know, parking spaces for street parking and we believe we've addressed that by the tenants of the...or the owners of these units would not have regular street parking passes and there are other transportation conditions in here as well and one that I didn't mention in the staff report, but I want to point out because I know the neighbors are probably interested in this. We have a very thorough tree preservation plan requirement and a hope that most, if not all of the trees will be preserved on the site, with the exception of those that would have to be removed for driveways. Let's see, I think with that, I will again...I gave you an EROTA sheet that had five what I think are probably mostly minor corrections to the staff report, an additional condition from the Fire Department and I will just remind you again that John can answer questions about design, Sally Salavia is here to be able to answer any questions about the EIR, Terry Flimmer is here to answer any questions you might have about transportation or parking, circulation. Jeff and Alene are both here if you have questions about the affordable housing ordinance or how we arrived at any of those provisions and I do need to add two people or three people to my thank you list that I forgot, David Gillig, who scheduled all the meetings of this group over 18 months of time and I can't forget to thank Mike and Christy. I don't want to be on the wrong side of the law by forgetting them. They were very helpful. And so with that, I refer you to the recommendations on page one and two that you adopt four resolutions and I think, is that four votes? Okay. After you've considered the public testimony. Thank you.

D'Amico: Thank you very much. I heard your summary and have those four votes, so we'll get right to those, but before we do, does anyone have any disclosures that they would like to talk about? Why don't we start with you, Donald, about this process and the Applicant and the staff?

DeLuccio: I actually have disclosures. I received a phone call from Brian Lewis and we did speak briefly and it's very interesting, I do live in West Hollywood West, however, I do live outside the 500-foot radius. If we were considering the whole triangle, the tip portion of it, then I would have to recuse myself, but I do not live within the 500-foot radius that would concern just the Cedar Sinai portion of the property.

Bartolo: Several months ago I met with the owner of the property and his representatives handling the land use matters.

Altschul: On several occasions during the last year and a half or so, I have met with the property owners and representatives to discuss the process and the ongoing application.

D'Amico: As have I met with them most recently yesterday to discuss this...all of the items which are in this report.

Guardarrama: On several occasions in the past year and a half or so, I've met with representatives of the developer, namely Brian Lewis, Mr. (INAUDIBLE) and Jeff Haber and most recently today I had a telephone call with Jeff Haber. I've also discussed the matter with Loren Meister of West Hollywood West.

Hamaker: I likewise had a meeting several months ago to review the project, just one meeting and I did get a call from Jeff Haber, which I was unable to return. The staff report was so complete, I didn't really have any questions, Jeff, so thank you.

Thompson: Twice, once a while back, once yesterday, nothing that was discussed on either of those occasions that's not already in the staff report.

D'Amico: All right, terrific. And now I think we should just take a couple minutes and allow members of the audience to come up and take a look at the boards and the model to familiarize yourself with what it is that we'll be talking about.

D'Amico All right, we're now going to begin the public hearing, public speaking portion of this public hearing and we have the Applicant's representative. Thank you very much. You'll be given 10 minutes to speak and then we'll hear from other members of the public and then you'll have a five-minute rebuttal. We have Doug Brown and Jeffrey Haber. You can do that any, in any way you'd like, any way you'd like.

Brown: Hi, Doug Brown, Regent Properties. I live in Santa Monica. Anne and John did such a good job of going over the project that I don't have to talk very long. I was going to say though keep it under an hour, but you kind of blew my joke so I guess I'll talk about other things. Anne and John went over the project rather well and I don't have to go over that much. I think what I'd like to talk about is process of what brought us here. We bought the property two and a half years ago, over two and a half years ago. It took us over a year before we submitted our application. What we did and what we do and what we typically do is we sit down with the community and we find out what people in the community's concerns are regarding this largest piece of undeveloped property in West Hollywood. We started out on Adam Green's living room with I guess Adam and Beverly and Stewart and Lauren, and it evolved from there. We've...along the way we've heard the concerns of the people that live in the community. We have implemented numerous changes, even additional changes after our information gathering hearing I guess we had about two months ago from the elimination of curve cuts along Sherbourne and then in sync with that the elimination of a commercial to the pedestrian linkages to the actual bringing down of the massing of the project and the significant fashion. On numerous occasions, we've heard, we've listened and it's worked out really well. The City has been extraordinary from Anne to John to John to Susan to Alene to Jeff. Hearing their concerns of building the largest affordable project in the history of the City of...in the history of the City of West Hollywood and the services that we need to implement in our project, in the affordable project in order to reach out to the people in the affordable component. It's worked out really well and it's been a great process. Thank you to everybody. We're honored to be here and...however well you like our renderings right now, when Regent Properties builds a project, it always turns out a lot nicer than the renderings and the elevations that you see and we look forward to finishing the project. Thank you.

D'Amico: Thank you, Mr. Brown. There's a question for you. I think we're going to have someone work on the sound so if it goes in and out, bear with us and we'll do our best to not put you at a disadvantage.

Brown: Thank you.

Altschul: Mr. Brown, is your architect here?

Brown: Yes.

Altschul: Could you please introduce him?

Brown: Oh, sure.

Altschul: Give us his name?

Brown: Sure. Gustaf, you want to come up and introduce yourself? Here.

Soderberg: My name is Gustaf Soderberg and I'm with Van Tiller, Vangarden and Soderberg.

Altschul: Thank you very much.

D'Amico: Thank you. Jeff Haber will speak now.

Haber: Good evening Chair D'Amico and members of the Planning Commission. My name is Jeff Haber. I'm a resident of Los Angeles. I'm partner at Latham & Watkins representing Regent Properties. Given the really extraordinary staff presentation, I'm not sure that I have a whole lot to add either. I wanted also to I guess chime in and thank Anne and everybody else on the staff really for putting together what is one of the best staff reports I've ever read and I've read an awful lot of them. I want to make just a few points that are in the staff report and that Anne and John haven't covered yet. I won't really talk about the architecture at all. John did a much better job of articulating what our architectural design is than I could ever tell you and as some of you know, we already went through design review and the members of the Design Review Subcommittee, who are three of you, found that the architecture was exemplary and so I don't want to spend a lot of time talking about that. I do want to talk about a couple of things and I'll start out by just saying that we support the staff report wholeheartedly and don't have any suggested changes to it. We think it's great. We think the conditions are fine. We think the Zone Text Amendment is fine. As you know, this property is almost three acres in size. It's the largest undeveloped piece of residential property in the hist...in the City and this project is the largest residential project in the history of the City. But even with that, it's not as large as the Zoning would allow. With all of the comments that John and Anne made, we really have worked over the course of the last couple of years to make it a project that fits in with the neighborhood and that the...that is not too massive. The Zoning would allow 200 units on this site with the allowable density bonuses. Our project is 152 units and so about 25 percent less than what the Zoning would allow. Of those 152 units, 117 are market rate and then there's an affordable component of 35 units. That 35 units affordable component by itself is by far the largest affordable component that you've ever had with any of your projects. You only have right now 100 units I guess in your inventory, so this by itself will be about another third of that inventory. But and moreover, the amount of affordable units that we are actually would be required to provide is only 20 percent if your doing low to moderate income or only 10 percent if you're doing very low income of the number of market rate units. We're doing vastly more than that. We're doing 30 percent will be affordable and 26 percent will be reserved in perpetuity for very low-income households. So it's really quite, quite a bit more than what the City would require and what you would be able to do in, you know, any other City in the State of California given the state law requirements that currently exist. I also want to point out that the...that we thought about the affordable component just as much and in many ways more so than the market rate component. If you look on a square footage or a cost per square foot basis, the market rate cost is about \$174.00 a square foot in our performance, the affordable component's \$170.00. The kitchens in the affordable portion will have granite countertops. The carpeting will be the same as the base carpeting in the market rate units. I mean this will be a very nice affordable project, just as we expect it to be a very nice market rate project. I want to just talk about a couple of the other things where the code would allow you to do one thing and we actually are doing something less. The code allows the height and the R-4 zone to be up to 45 feet. We have some of the height at 45 feet, but not all of it. On the Sherbourne side, for example, only 40 percent of the frontage is actually at 45 feet, set back 15 feet. Setbacks are another issue. On the Sherbourne side and the San Vicente side, the setback requirement is 7½ feet in an R-4 zone. On the San Vicente side, only 36% of the project is setback 7½ feet. The rest is setback more than that. On the Sherbourne side,

it's even better. The requirement is 7½ feet, 100% of the project is setback at least 15 feet and 60 percent of the project is setback more than 15 feet. So there's really going to be a large open area on the Sherbourne side that wouldn't normally be required in an R-4 zone. Couple other just quick things. The open space requirement, common open space in a project of this size is 2,000 square feet. We have 21,000 square feet of common open space, so more than 10 times the City's requirement. Oh, part of that obviously includes the paseos, which as John pointed out will allow you to walk from the west side of West Hollywood West all the way over to La Cienega if you like, will allow you to cut through on the project in two locations. On the northern side by Rosewood we're actually putting in a pedestrian crosswalk so that you'll be able to get across the wide street of San Vicente safely. I want to mention a couple of things about the environmental impact report. I know we had a hearing about that a couple of months ago, but the EIR found that there were no significant impacts for...and any permanent part of the project. There are two short-term significant impacts with respect to air quality and noise and the EIR determined that those short-term significant impacts would be the same if you were to build virtually anything on this site. The City is proposing that you would recommend adoption of Overriding Considerations for those two short-term impacts, largely because of the huge amount of housing that's being provided here. As you...as some of you will remember because you were on the Commission at the time, the housing element of your General Plan requires the City to provide I believe it's 410 units over the course of the next five years in the General plan of housing and 75 units of affordable housing. Well, this project with 117 market rate and 35 affordable units gets you a quarter of the way on the aggregate and...or a third of the way and almost half on the affordable. I mean it's really a huge benefit to providing the required housing that the City has to provide. So with that, I think I'll end and obviously I'm available to answer any questions. We have all of the consultants here, so we can answer pretty much any question that you or the community may have about this project. Thanks.

D'Amico: Thank you, Mr. Haber. We'll hear from the public and then you'll have five minutes to do your rebuttal. Ric Rickles will be followed by Joel Polachek. Oh, how are we doing with the feedback? Mr. Rickles?

Rickles: West Hollywood.

D'Amico: Hold on one second. He's trying to fix the sound for us. All right, go ahead.

Rickles: Oh, I can speak pretty loud. All right. Even in this new environment for me. I've never been to Planning Commission. However, this project pulled me out tonight because I'm so enthusiastic about this particular housing plan, the design and the fact that we have as many low-income units as there are. It's the first project that I have not had to go and argue with the community about this not in our backyard, not here. Well, we love your seniors, but we don't...this isn't the best place for you to be living. I had that at Havenhurst, I had it on many other places and evidently they did their homework well here, so that we don't have that kind of argument going on. They did move the low income units out of the general project and that seems to work okay here because it puts the people closer to bus traffic, public transportation, it puts them closer to Beverly where they're accessible to restaurants and shopping. It's just been...this is going to be a very welcome project. I hope I live long enough to see it completed and because all these things seem to take so long. I'm watching Hancock grow slowly down the street from me and it's exciting, even in this urban village we're building a more, more and more and making it accessible to lower income people. Thank you.

D'Amico: Thank you, Mr. Rickles. Joel Polachek will be followed by Trip Wilmont. Trip? I guess you're next. Will be followed by Tom DeMille.

Wilmont: Good evening Commissioners, my name is Trip Wilmont and I live on Dorrington Avenue in West Hollywood West. I'm here tonight to speak in support of Greenwich Place and to urge you to vote yes on such a terrific project. Greenwich Place is an intelligently designed residential development that will transform one of the largest underutilized parcels of land in all of West Hollywood into market rate condos and most importantly affordable apartments. Landscape and architecture screen created for this project will be a welcoming presence in the neighborhood and the layout and landscape will invite neighbors to come and enjoy its ambience. To me this project is a shiny example of smart growth and I can't think of an example of an urban village more than something like this as a master planned community. Its purpose, it proposes to add density to a site that can accommodate it because it happens to be located on what has to be one of West Hollywood's most underutilized streets, San Vicente Boulevard. It does so without creating negative impacts on surrounding neighbors like myself, in particular the provision for extra parking spaces in the subterranean garage is a sensible move. Greenwich Place is a welcome addition to my neighborhood and as a net result will be a boost in the quality of life and I just want to add that I'm amazed at this type of a project and the scale of the project and all of the people that are involved in this project, that it's come this far and I have to just thank everyone on the Planning Commission and the Commissioners here and the Planning Council that I think they've done a fantastic job in taking a huge piece of raw land and developing something that's very sensible where everyone wins here, the neighbors, affordable housing, residents, people that want to live here and can't afford homes, but more interested in owning condominiums. So I thank you all and I think you've done a great job.

D'Amico: Thank you, Mr. Wilmont. Tom DeMille to be followed by Heavenly Wilson. Tom's gone. Heavenly Wilson to be followed by Terry Trousdale.

Wilson: What happened to Tom? This is Heavenly Wilson, resident of West Hollywood and I too feel that this is a wonderful project. I know you always think I'm complaining all the time. I'm not complaining this time. The only one question I have and the only regret is the loss of the Tail of the Pup, which I was rather fond of. I lived across the street at Norwich Drive for two years before moving to Hayworth and the Tail of the Pup was one of those Los Angeles things that just shouldn't have been moved.

D'Amico: Excuse me, Ms. Wilson? That was a West Hollywood thing.

Wilson: I'm sorry. Excuse me. My apologies, John. Now and the other teeny little thing which I think Mr. Haber spoke about was the crossing of that intersection. It's a huge and rather daunting intersection, particularly it would be daunting to seniors walking with walkers. So I just question that and I hope that that's been taken into account. The affordable housing provision is wonderful. I'm so glad we have that and so glad it's going to be a rental project 'cause I've always wondered how you could make affordable condos stay affordable and this apparently will stay affordable if it's a rental. The access to the Beverly Center and to Cedars Sinai, which is very important for our disabled and senior community, that's wonderful. I also appreciated John's comments on the architecture. It's very, very sympathetic architecture. It also will be visually very attractive and I think that's important for such a large tract of land. I lived across it for two years so I know what it looked like from...empty. The massing, the details of cornices and so on, the borrowing of styles is very typical of West Hollywood so that I congratulate the builders for and I congratulate the City staff for achieving such a good collaboration with the developer. So all in all, I really congratulate everybody. Thank you very much.

D'Amico: Thank you very much. Jerry Trousdale to be followed by Scott Schmidt.

Trousdale: Hi. Good evening Commissioners. I'm Jerry Trousdale, resident of West Hollywood, I think now pretty close to 20 years. I'm also a real estate agent and....

D'Amico: Mr. Trousdale? Yeah, I'm so sorry to interrupt you. I think he wants to try one more time.

Trousdale: Okay.

D'Amico: Sorry about that.

Trousdale: Good evening Commissioners...

D'Amico: Thank you very much.

Trousdale: ...and staff. I've been a resident of West Hollywood now I think for almost 20 years and have been selling real estate in West Hollywood since I think about 1986. Wow, that's all I've got to say. I have seen so many developments in this city. Nothing ever like this. The density issues have been addressed, which I have seen there's like so many condominiums going up in the City right now that I can't believe they're going from street to street, common areas, 10 percent are of what this project is going to allow. I personally think that it's going to add a lot of value to the homes around this area as well as the homes over in the Sherbourne area and Hollywood West. I think the thing that most importantly struck me was the fact that there is very little demolition other than the fact of a parking lot and in addition to that is that the addition of 35 low income housing units is going to be put on this project, which is unprecedented in the City of West Hollywood, and I would say that I can't remember ever when that many affordable housing units have been added to a project. I've known of this project at Greenwich Place for quite a long time. I happen to know one of the principals in the company and I first visited with him about 16 months ago and I have seen this plan here, the plan this evening and I can tell you from when I first saw it, it has certainly added a lot of...or actually there's fewer units that have been proposed here than when I first saw it. So I congratulate the staff, I congratulate the company for putting their heads together and in bringing something very sensible to the City of West Hollywood. Thank you.

D'Amico: Thank you very much. Scott Schmidt will be followed by Jean Franevicius.

Schmidt: Good evening Chairman and members of the Commission, I'm Scott Schmidt. I'm a resident of the City of West Hollywood. About four years ago when Chuck (INAUDIBLE) was Mayor of the City, he brought together an Advisory Commission and for some reason asked me to serve on the Development Committee and after a year of what seemed like herding cats, we came up with a number of ideas for the future of West Hollywood and things that we thought should be implemented. Among them were transit oriented development, putting housing near public transit so, you know, people can use the buses and the, you know, the rapid buses that go down the street. Work force housing. Let's put the jobs in the housing close to each other so if people worked at Cedars, they could walk to work. And then in the design elements, we had some ideas such as breaking up the large projects by putting New York or Georgetown style townhouse facades or having pocket parks and have them be linked street to street by sort of, you know, side alleyways that were open to the public and I look at this project and it seems that someone actually read our report for the first time in four years. So all I can say is that this is fantastic and it deserves your support. Thank you.

D'Amico: Thank you very much. Jean Franevicius...will be followed by Steven Golightly.

Franevicius: Hello, my name is Jean Franevicius. I'm a resident of West Hollywood off Ashcroft and of course this car, all the cars parked and all that was quite an eyesore and of course we've been asked what other builders would be building in this place and of course this is a gift. This is going to be a tremendous, tremendous boost for all of us who are living in this area. I don't think anyone has forgotten any minor little detail. It seems they worked on it so hard and to me it's going to be a boom. So that's all I can say. I'm really excited about it and I think it's going to be an asset to all of us who live in this area. Thank you.

D'Amico: Thank you Mrs. Franevicius. Steven Golightly to be followed by Jack Suzar.

Golightly: Good evening Chairman, members of the Commission, I am Steve Golightly, resident of West Hollywood and President of West Hollywood West Resident Association. The proposed development before you tonight an Anne indicated earlier will be located in the center of our neighborhood. You may recall that at your October 19th, 2006 meeting, I spoke relative to the draft Environmental Impact Report for this project. At that time, I and other members of our Association pointed to our positive relationship with the developer, but expressed our preference for the reduced density alternative contained in the draft EIR. Subsequent to that meeting, members of our Association including architects and I met several times with representatives of Regent Properties to further discuss and clarify the position that we presented at your meeting in October. I am pleased to report this evening that as a result of the continued collaborative relationship with Regent in the broadest possible view and with due consideration, we wish to voice no further opposition or objections to the proposed project. The developer has agreed to several modifications, none of which necessitate a new EIR, but all of which have the desired effect of reducing overall massing. The City is to be commended for ensuring that we as a Resident Association were involved in every step of this evolving process for the last 18 months. The developer also deserves our praise for always extending an open door and displaying a willingness to work together. We hope that that will continue once construction begins. Finally, I would reiterate a serious request we made of the City in October to please include a representative of our Resident's Association in further discussions with the City's Transportation Department concerning traffic lights, roundabouts and parking permits surrounding the project. Thank you.

D'Amico: Thank you Mr. Golightly. Jack Suzar to be followed by Mindy Bradish.

Suzar: Yes, my name is Jack Suzar and a resident of West Hollywood. Just a couple of additional comments, some of which has already been said, while I'm in support. I want to just say how as a resident of the community how pleased I am to hear the work that the Commission has done in the study, very impressive, very thorough, very professional. I feel fortunate that we have people like yourself working and supporting us. I would just add a few things. I have been familiar with this developer over quite a few years and I think we are lucky to have them as the developer of this site. I think it'll be a benchmark for other developments in our community that we'll be quite proud of. I am a very frequent traveler down San Vicente and very familiar with the traffic way, very familiar with this site as it currently sits. I think the community will be very, very pleased once they see this project completed. Lastly, and I will say the thing that is most satisfying to me, is the affordable housing component, which I think is sorely needed in this community. Thank you.

D'Amico: Thank you Mr. Suzar. Mindy Bradish will be followed by Victor Omelczenko.

Bradish: Good evening, Mindy Bradish, President of the West Hollywood Chamber of Commerce and resident of West Hollywood. Congratulations. Congratulations staff, Commissioners, the businesses, the residents, the entire West Hollywood community. Finally, it looks like we have a project that we all agree on, that we've worked hours...I can't congratulate the residents and the business enough for compromising and meeting over these many months and the staff for all the time and energy you put into this. Looks like we have a project that will be approved increasing West Hollywood's housing stock, giving us an amazing amount of affordable housing, adding a pedestrian friendliness to this area. I won't go into all the details. You've heard them many times. The West Hollywood Chamber of Commerce supports the project and respectfully requests that you approve staff recommendation. Thank you.

D'Amico: Thank you Ms. Bradish. Victor Omelczenko followed by Genevieve Morrill.

Omelczenko: May I ask how long that we have, two minutes or three?

D'Amico: You have three minutes.

Omelczenko: Three minutes. Three. Good evening Commissioners, I'm Victor Omelczenko, West Hollywood resident and I have some concerns about the Greenwich Place project. Here are my concerns. My perceptions about the setback, I've heard about the setbacks and I live in the Norma Triangle neighborhood and as I walk up San Vicente past the Desmond, which was developed some years past, I feel somewhat overwhelmed by the building. It doesn't seem to be that setback, it seems to almost want to encroach on me walking up the sidewalk and so I still have some concerns about the massiveness of this project. I thought that when you have a second, third or fourth floor, you articulate it or you kind of set it back, but these are going to be straight up as I see from the plans, so I do have a concern about the setbacks. 152 residential units, we need more housing in the City, how excellent that we're going to have 35 affordable units. This is excellent and no current homes will be demolished. I am very concerned about though. I'm learning, a Zoning Text Amendment if it passes, a Zoning Text Amendment being passed is forever. I guess with this we are going to cluster the low to moderate income housing in one building and not disperse it throughout the project. If that indeed happens, are we really for the future saying that we are segregating the low to moderate income to the other side of the tracts as we develop future projects because other projects will be able to do this? I know that the market rate units will probably be pricey. It will probably have what the standard litany is of the granite kitchen countertops, the Viking stove, the Sub Zero freezer and all that kind of stuff, but the EIR I notice said that the materials for the affordable units will be of builder quality. Mr. Haber mentioned that the kitchens I guess will have granite kitchen countertops in the affordable units, but I would hope that you'd be...we'd be careful in saying how the affordable units are constructed because they're probably may be more turnover in the affordable units and we don't need the West Hollywood Housing Corporation to be spending a lot of money changing things or fixing things that may not be of quality. I don't know what builder's quality means. And the last thing I'd like to talk about is regarding the fact that we're going to increase the affordable housing by 35 units. What we need to remember is that there were several small apartment buildings on Sherbourne that housed rent controlled people who were evicted out of those apartment buildings. Those apartment buildings still stood there until the year 2001, 2002 before the property changed hands. So when we do our calculations of, oh, we have new units, let's remember how many units were lost in those apartment buildings that were demolished on Sherbourne. And the last thing I'd like to say is that, you know, a society is judged on how...in part on how it treats its minorities and in the EIR, there is reference made to an out-parcel at 400 North Sherbourne. I have met the lady, the senior citizen, the Asian American lady who lived in what is considered the out-parcel according to the plan, but we're talking about a human being, Victoria, who's living there. She did not sell out. She kept her house and I hope as construction progresses we will be considerate of her needs. Thank you.

D'Amico: Thank you Mr. Omelczenko. Genevieve Morrill to be followed by William Neish.

Morrill: Thank you Mr. Chairman, Planning Commissioners. Genevieve Morrill, resident of Marina Del Rey. I serve as Vice President at the Pacific Design Center. I also serve on several task forces. I'm on the Executive Board of the West Hollywood Chamber of...on the West Hollywood Convention and Business Bureau and on the Board of Directors of the Chamber of Commerce in West Hollywood as well. This is a very well designed wonderful development. It's great to see something that has great uses that compliments the surrounding environment. I think that's the key to great development is really connecting to the community it surrounds and the uses that it has. I want to speak in support of this development. I think it's a fine design. It is really wonderful to see. I drive down San Vicente to get home every day and one of the points that I have seen a lot and have wished for as I work at the PDC off of San Vicente is to increase pedestrian traffic and to develop more reasons for pedestrians to have a right of walk in the San Vicente Boulevard area and I think that's very valuable to not only the residents that will live there, but the surrounding businesses as well. I vote in support of that and hope you do as well. Thank you.

D'Amico: Thank you very much. William Neish to be followed by Jeanne Dobrin.

Neish: Hey, my name is William Neish, I'm a resident of West Hollywood. And I don't know enough about this project to be in support or not support of it, but just going from the designs and what people have talked about, it does seem like it's a, you know, socially considerate design and that it's a artistic design. It's too bad, I was so excited by the idea that there was no demolition involved in this project, but it's too bad that some buildings were removed and people were evicted I guess by the previous owner. I really like that it's not maxed out to the limits of what it could be and I really like that it has, you know, these classical elements and stuff. It seems like a lot of the stuff you see built and this has happened, you can see it in older buildings too, that there are clearly builders that just want to do the bare minimum and then that seems to pass as like a minimalist sort of modern approach, but I really like that there's so much variety in the heights and the...even the textures on the buildings and what I...what would be a really interesting thing to address with future projects or with this one if it's not too late is sort of this ghettoization of people that are from lower income housing and I don't know that there's a senior housing component to this, so having them closer to businesses or crosswalks, not everyone in an affordable unit is incapacitated in some way physically. So I don't know if that really has to be a consideration. But I mean how are those people going to feel when everyone in the neighborhood is like, oh, that's the poor building. Those are the poor people. You know, it'd be nice if it was more interspersed throughout the whole complex. I do...I really, really like that, even though it's elegant, it has kind of this catchy sort of feeling to it, you know, a little bit like Main Street and Disneyland, this very stylized, different things. It looks very special and that's Hollywood. I think of West Hollywood in a broader cinematic idea of Hollywood too, so it's a very Hollywood kind of idea. And I do...I hope that people will take note that like I'm a member of, you know, the West Hollywood Neighborhood Alliance and it seems like there is sort of broad, generalizations sometimes made about that people in a group like we and our concerned residents of the City are antidevelopment or anti-demolition or anti-senior citizens or something like that and that's...I am fine with good design and stuff like this looks great. So that's it, thanks.

D'Amico: Thank you Mr. Neish. Jeanne Dobrin followed by our last speaker Allegra Allison. If there's anyone else who wishes to speak, please fill out a form and give it to David over there on my left.

Dobrin: Jeanne Dobrin, resident of West Hollywood. First I think we have to give kudos to Anne Browning McIntosh, our former Planning Manager who is a private planner now and hired by the City to use. She's done a magnificent job as usual. We asked for a Text Amendment. I approve the segregation of the affordable rental units. I want everybody to know that is in the studio audience that...and elsewhere, that these are condominiums with a market rate and rentals for the affordable. There are no market rate rentals and there are no condominiums for the affordable. Since I approve of it because these affordable units, the tenants require not marble, fine wood and fine fabrics and so on and finishes, but instead bright area, usefully designed with reasonable amenities. However, page eight of the report states if this change of the Zoning Ordinance, which is really a waiver of the Zoning Ordinance, takes place in this case, if this is a change, this would apply to all future projects. I vigorously oppose this so-called proposal, blanket proposal. These waivers must be done on a case by case basis to ensure that rental units are not stigmatized and ensure that without the social services, which are here, are going to be provided. I love classic architecture and this is a beautiful adaptive use of classic components and I credit to the developers. Thanks also very much to West Hollywood West Residents Association. I do have concerns about the rental units' operator to be a nonprofit provider. The senior housing units on Fairfax, which were built before our City and, you know, Fairfax in Santa Monica, this is a very sorry example of such operation as told to me by many of their tenants. They've had terrible things go on there, sometimes the elevator is out for months at a time. Also, we have heard less than favorable reports about the Palm Avenue handicap person's units built for people with HIV and AIDS. So this is not a perfect situation and I hope that the City will ensure that there will be very good oversight if this takes place. I was very surprised that the City Urban Designer, Mr. Chase, that in addition to his usual type of design review, which is excellent, he spoke at length extolling this application in a manner and during the time ordinarily allotted only for the applicants to speak. I feel that he was speaking as a member of the applicants although he is an employee of the City. I don't say that this is terrible, but I have never in all my 22 years of attending the meetings in this City and the eight years before that, that the Regional Planning Commission heard a City employee takes the place of the Applicant.

D'Amico: Thank you, Ms. Dobrin.

Dobrin: Is my time up?

D'Amico: I'm sorry it is.

Dobrin: Thank you.

D'Amico: We always enjoy hearing from you. Allegra Allison is our last speaker.

Allison: Allegra Allison, West Hollywood. I think that the only problem Mr. Haber's going to have tonight is finding five minutes of what to rebut, five minutes worth. It's...this is as perfect of a project as I've seen in the City since I've been coming to these meetings for three years or over three years. It's got everything we want. It's got green space. It's not massive. There's room for parking. Everything's handled and I just wanted to add my voice to the supporters and the only suggestion I have is to have Regent Properties develop a lot more in West Hollywood. Thank you.

D'Amico: Thank you Ms. Allison. That's our last speaker. Mr. Haber, you'll have five minutes to rebut anything you heard or anything you wish to speak on.

Haber: I'd like to have five minutes to rebut, but I really don't have anything to rebut. I thought the comments were all great. We appreciate all of them. I just want to clarify a couple of things, just so everybody understands what's going on. We're also concerned about the Rosewood crosswalk working and so it's going to be like the crosswalks on San Vicente where there will be a flashing light that will notify the cars that they need to stop when somebody's walking across the crosswalk. So safety is an important issue for us, just as it is for the City. One of the speakers mentioned the setback issue on San Vicente. As I pointed out, the requirement is 7½ feet and there is an additional requirement for projects that are taller, but that requirement can be waived if the Director and then ultimately the Planning Commission finds that it's an exemplary design. The staff report points out that the Director has found that this is an exemplary design and the Design Review Subcommittee of the Planning Commission found the same thing in our hearing last summer. A couple people talked about the low income and whether that would be problematic if this were applied to other projects. I should point out that if you take a look at the Zone Text Amendment, this is fairly narrowly crafted, that not every small project is going to be able to do this. Rather, the requirement is that it has to be at least 30 affordable units. As I mentioned earlier on, this project by itself is providing 35, which is far more than the City's ever provided. I don't think there's ever been another project in the City that's had 30 units. It may come up sometime in the future, but even when it does, it's not an automatic approval. It still has to be approved by the Planning Commission on a case-by-case basis. So I think...oh, one other, somebody also mentioned the out-parcel. We did try to buy that out-parcel on a number of occasions. Unfortunately, the owner was asking a price that was really many times what the market would be and so we were unable to reach agreement. I will point out though that the setback requirement of...from that project to our project, the requirement is six or seven feet depending on which side you're on. The minimum setbacks that we have from her home is 14 feet, so more than twice the requirement. So we understand that she's there and she's going to be staying there. So with that, I don't have anything else to say, but I am happy to answer questions or we have all the experts here if you have questions of them.

D'Amico: Thank you very much. Anyone have any questions for...what, we're going to...that's our next.... So we have no questions for you now. That will close the public speaking portion of the Public Hearing. Questions of staff, John you have one?

Altschul: Yes, I would like to ask Alene a question, Allyne Winderman, the Director of Housing. Hi, could you please comment on your impression and your feelings about the...I don't like to call it segregation, but the separation of the affordable component in this project and how the Zoning Text Amendment as its worded may or may not affect future projects?

Winderman: We've worked on this for a long time and thought about it very long and hard. I think the most important thing for you to know is that the Zoning Code right now allows for a separate project, allows for someone to meet their inclusionary project in a separate project. The thing that's different...and so it can...these people could have met this pro...the Zoning Code by putting a project on Formosa or Doheny or anything else. What it doesn't allow is for a separate project within the project itself. So while the idea of the inclusionary housing is to have housing scattered about, there's also the notion that a separate standalone project also has its merits. From our standpoint, the important merit that a project would have to have is to be able to provide amenities that people would live there would have a benefit that would outweigh the fact that they're in a separate building and the way that we've crafted the Ordinance, it does that. So whatever population the project eventually will decide to serve, that that population will have a Social Service...excuse me, Social Service component, it will have physical amenities, special community room. In this case it has a pool that will also enable the tenants to have an elevated quality of life because they're in that separate community.

Altschul: Thank you.

D'Amico: Any other questions for staff? Barbara?

Hamaker: I'd just like to make a quick comment about that too. I'm on the Board of the Housing Corporation and we have 12 buildings throughout the City and I don't see this as any different than a building next to a regular apartment building. I mean I think it's fine. It's great when the units can be integrated, but there's never been a project this big before. The only other project may be the Sunset Millennium when they build and they've been think...they've been talking about buying a lot off-site and providing all the units there, but I think this is perfectly...nobody's going to know it's affordable except the people who live in it and maybe the people next door and if they're snobs next door, that's too bad, but I think it's wonderful and I think it'll...it's a perfectly acceptable way to deal with the affordable issue in this case and certainly it will elevate the quality of life for the people who do get to live in it. Thank you.

D'Amico: Thank you. Donald?

DeLuccio: Just two brief questions. I don't believe I'm even asking this question. If the project's so well designed, what is the arts component? Are they contributing into the fund or what is the art component?

McIntosh: The art component is....

DeLuccio: What percent? Yeah.

McIntosh: The art component is waived as is the Quinby fee and there's one other fee that's waived for projects that provide this percentage of affordable housing in the project.

DeLuccio: Is that something new? Is that....

McIntosh: It's in the Zoning Ordinance.

DeLuccio: In the Zoning Ordinance, okay. And also my next question is, John, I was here in 1999 when we approved the San Vicente Villas. I think at that time perhaps there was not a requirement in the Zoning Ordinance for the setback, is that correct, John? That came later?

Keho: I think there is a...that ordinance had a different definition of where we measured the setbacks and that, that's why it caused then a different way of the building being set closer to the streets for....

DeLuccio: Right, so it didn't require the extent this one would...

Keho: Right.

DeLuccio: ...as far as upper story setbacks go.

Chase: And the requirement for the six feet of additional setback above the first story came in with the new Zoning Code in 2001.

DeLuccio: Yes, that's my recollection.

D'Amico: All right. Any other questions? Seeing none, John...I was going to ask John a question, but John you have a question for John?

Altschul: No, I don't have a question, I was going to make a motion that we recommend to the Council that the EIR be adopted with Statement of Overriding Considerations regarding the short-term adverse impacts of air quality and noise.

DeLuccio: I'll second that.

Bartolo: Oh, we're fighting for....

DeLuccio: You can second it.

D'Amico: All right, we have a motion and we have a second regarding the EIR and the Statement of Overriding Considerations. Is there anyone who has something to say about that?

Bartolo: I do.

D'Amico: Kate?

Bartolo: My comments are really frankly less germane to the specifics of the EIR, but I'd like to use the opportunity if I may to make some broader comments. I think it goes without saying that how often do you have a City that is comprised of such diverse positions on density come together in the manner in which they have. I find that remarkable and it almost goes without saying because I think the public testimony has articulated it far better than I. What I do want to reference if I may and in part because Victor Omelczenko is on...a new member of the Norma Triangle Neighborhood Watch Planning Subcommittee, the group of which I'm the Chair and I may not be speaking to them soon, I wanted to have the opportunity to address just a couple of issues and also some other issues that have been raised over time on a repeated basis by people who are concerned about West Hollywood's direction. One of the reasons that condo projects are as extensive as they are, 'cause I know a lot of concern has been expressed about the sale prices and all of that, is because of the issues that we talked about today. This project was two and a half years in the making. That makes for a very expensive land carry throughout this process and they haven't finished yet. I'm guessing it'll be three years before they finish. The EIR, many other cities don't require Environmental Impact Reports for this level of project scope and size. The relative lack of density, 50 units to the acre, a lot of other cities have 80 to 100 units to the acre in an area like this and particularly in a location like this. The lack of...relative lack of height, the height is...gosh, it ranges from 30 to 45 feet. The parking, two spaces per unit. The quality of materials and then of course the affordable, which is actually 10 above the required standard. Next if I may senior housing. Two references were made to wrong side of the tracks and the other was ghettoization and I can only say that I think that I, not to be presumptive of seniors who are lower income, but I think I would like if I were a low income senior to be on that side of the track and be in that ghetto. I think those terms frankly are really misapplied in this context. As it relates to setback issues, I'm very familiar with the density because I walk my dogs also on San Vicente and Desmond. I think it really merits understanding that there are projects and there are projects. The rationale for setback in this is compelling based on, number one, it's good urban planning. What people don't realize is that we're all moving away from suburban model and moving away from a suburban model means you want to have projects as close as possible to the street. You want to activate the street. You want it to interact. You want to encourage people to walk day and night and the difference between the Desmond project and this project, 'cause I'm very familiar with Desmond, is they went through a significant value engineering process and the fact is, this process, this project is gone through anything but that. It's using the finest materials and it's clearly differentiates façade. The...I applaud the work that you've done, your tenacity, your endurance, and what you've emerged with is spectacular.

Thompson: Mr. Chair?

D'Amico: Yes.

Thompson: Can I just ask to clarify, are we having a separate discussion for each of the votes or are we having general comments by all of us and then four votes?

D'Amico: No, we are going to vote on four items as was described by Ms. McIntosh, the EIR, second the legislative items, third a recommendation on the Text Amendment and fourth a development permit and tract map item.

Thompson: Right, but with a separate discussion on each?

D'Amico: Yes, each motion allows for members to speak, extemporaneously as they choose. So is there anyone else who wishes to speak on the EIR and the Statement of Overriding Considerations and the recommendation to the City Council? Seeing none, David, can you take a roll call vote please on this motion?

Gillig: Commissioner Altschul?

Altschul: Yes.

Gillig: Commissioner Bartolo?

Bartolo: Yes.

Gillig: Commissioner Thompson?

Thompson: Yes.

Gillig: Commissioner Hamaker?

Hamaker: Aye.

Gillig: Commissioner DeLuccio?

DeLuccio: Yes.

Gillig: Vice Chair Guardarrama?

Guardarrama: Yes.

Gillig: Chair D'Amico?

D'Amico: Yes.

Gillig: Motion carries unanimous.

D'Amico: Thank you. As I said, we're going to take each of these items separately. The next is the legislative items, which include the Zone Text Amendment and the zone change and the General Plan Amendments.

DeLuccio: I'll move that resolution.

D'Amico: All right. Can we...John, just so that we can all be clear, can you...or Anne give us just, you know, the one sentence version of what those all are and that includes I believe the change to the affordable housing component allowing for the aggregating of the units, that's correct?

Keho: Right, there are two legislative proposals. One is changing the text, the zoning Ordinance Text Amendment regarding the affordable housing requirement. So that's the one that would allow the Planning Commission to allow the buildings to be separate and then the second one is amending the General Plan and the Zoning Map, changing the zonings and the General Plan designation to residential on the southern end of the property.

Altschul: Second that motion.

D'Amico: All right, anyone have any....

Thompson: I just have one quick comment so that we don't draw this out. I too shared concerns on the...we're on number two, right? I too shared concerns about the clustering of the affordable units. But when Alene...John, when you asked Alene to get up and speak, I think she hit the nail on the head, which is that when you consider the benefits to sort of a collect, I'm calling it a collective community like that in terms of social services and that kind of thing, I think it makes...I think it outweighs any perceived stigma of concentrating the units. Oh, and also I just want to take this opportunity to say, Anne, it's a pleasure having you back just for this item. I have to say that when I read the staff report and I begin to like sort of formulate concepts or questions in my head, but then they're addressed a couple of paragraphs later, it's very well written. Thank you.

D'Amico: All right. Any more comments?

DeLuccio: I just have one comment actually.

D'Amico: Donald?

DeLuccio: So the Zone Text Amendment, to put all the afford...inclusionary housing on one portion of the property becomes a Zone Text Amendment and that would apply also to future, potentially future developers that want to do the same thing, correct?

McIntosh: Yes, I think to clarify, the Zone Text Amendment will be available to others who wish to apply for it, but you have the discretion whether or not to grant it.

DeLuccio: Right, and the way it's written here, I can support it 'cause there's protections in here as we go forward, as other potential developers could want to apply for it.

D'Amico: All right. David, would you take a vote please?

Gillig: Commissioner DeLuccio?

DeLuccio: Yes.

Gillig: Commissioner Altschul?

Altschul: Yes.

Gillig: Commissioner Thompson?

Thompson: Yes.

Gillig: Commissioner Hamaker?

Hamaker: Aye.

Gillig: Commissioner Bartolo?

Bartolo: Yes.

Gillig: Vice Chair Guardarrama?

Guardarrama: Yes.

Gillig: Chair D'Amico?

D'Amico: Yes.

Gillig: Motion carries unanimous.

D'Amico: Terrific. All right, John, so our next item covers the General Plan Map Amendment. Is that correct?

Altschul: Move it.

Thompson: Second.

D'Amico: All right. Anyone have anything to say about that particular item? Seeing none, it sounds like we could probably move that by, all those who are in favor?

All: Aye.

D'Amico: Any opposed? Seeing none, the motion carries unanimously, David. And finally, Development Permit and the Tract Map.

Thompson: I have one comment.

DeLuccio: I also have a comment.

DeLuccio: I'll make a resolution for approval.

Altschul: Motion second, but let's clarify that this too goes in the nature of the recommendation.

D'Amico: That's right.

Altschul: Commission and the Council is the entitling entity in all of these.

D'Amico: That's right. Eric?

Thompson: I just wanted to say I found compelling the point that was made in the staff report about how the design of this project actually enhances and doesn't destroy the urban village. I think that there was a rare opportunity here to do that and that point sort of really resonated with me and it was persuasive, so thanks.

D'Amico: All right and I, I would like to ask the maker of the motion to accept an amendment that because of the sophisticated nature of this design and the very well done materials board, that if there is a change to the materials or the design, that it come back to the Design Review Subcommittee.

DeLuccio: I think it's in here already, is it? It's in here already.

D'Amico: As opposed to a Director's approval, I think we deserve to make sure that this is (TALKING OVER).

DeLuccio: As a separate, I believe it's already in here. If they can find it, but definitely.

D'Amico: Yes, I accept that. All right.

DeLuccio: Yeah, I accept that if it's not in the resolution, it should be (TALKING OVER).

D'Amico: We will assume that either way it will be in there by the making of this recommendation and motion.

DeLuccio: And the other thing is I don't know if we need to put this as a condition, but I heard that the only concern West Hollywood West did have was to be continuously involved in the transportation issues.

D'Amico: (TALKING OVER) that would be something they can address separately I think.

DeLuccio: I think so too. I mean I heard the development, they've worked so well with the neighbors and I know they will continue to do so.

D'Amico: So if there's...Joe?

Guardarrama: This is the first chance I've got to...I've had to comment on what a tremendous project I think this is for the City. I think the developer has more than gone out of its way to ensure that this project will be a good fit with West Hollywood West, which as we all know is basically a neighborhood of single family small homes and it's one of the only ones in the city that's quite like this. I think the City did a tremendous job and I too thought the staff report was very, very well written and thank you for coming back for this.

D'Amico: John Altschul?

Altschul: As everybody else has said, I really want to thank the entire staff including the ones sitting in the back row, the lady from the EIR consultant, our Director Susan Healy Keene and our wonderful, wonderful Transportation Manager, Terry Slimmer, for everything that they've done to make this come to a realization, at least so far today. And I think it speaks volumes about the wonderful approach for this project to the people who came here tonight to talk about it. It speaks equal or greater volumes about the numbers of people that aren't here to talk about it. In other words, it's so universally accepted that these people in opposition did not come out. Congratulations.

Hamaker: Yes, I'm not quite sure if I'm saying this in the right category, but I had meant to say it and because my energy is waning, I may not stay for the Housing Summit discussion. I was very happy to see that not very many units reached the 3,000 square foot category. You only have eight that are in that category. We've had a lot of developers try to mansionize and build, you know, 3,000 square feet is like a three-bedroom house in the Valley and as a Planning Commissioner, I think I can really no longer support that size units anymore and so I thank you for, you know, limiting that amount. Thanks, John.

D'Amico: You're welcome. All right, do we want to take this as a voice vote or...all right, all those in favor?

Various: Aye.

D'Amico: Opposed? Seeing none, David, it passes unanimously. Thank you very much everyone. We're going to take a two-minute break and then come back and talk about housing.

(ITEM 9.A. RECORDING ENDS).

ACTION: 1) Approve the application, 2) Adopt Resolution No. PC 07-710 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A MITGATION MONITORING PROGRAM AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, FOR THE PROPERTY LOCATED AT 355 TO 375 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Moved by Commissioner Altschul, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

ACTION: 1) Adopt Resolution No. PC 07-711 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING TEXT AMENDMENT 2006-011 REGARDING CLUSTERING OF AFFORDABLE HOUSING UNITS IN LARGE DEVELOPMENTS UNDER CERTAIN CONDITIONS". **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

ACTION: 1) Adopt Resolution No. PC 07-712 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT 2005-001 AND ZONING MAP AMENDMENT 2005-001 IN CONJUNCTION WITH THE PROPOSED 152-UNIT RESIDENTIAL HOUSING DEVELOPMENT, LOCATED AT 365 TO 375 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA”. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

ACTION: 1) Adopt Resolution No. PC 07-713 as amended: a) that if there is a change to the materials or the design, that it come back to the Design Review Subcommittee; “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL THAT THE FOLLOWING ACTIONS BE TAKEN REGARDING THE PROPOSED 152-UNIT RESIDENTIAL HOUSING DEVELOPMENT APPROVING DEVELOPMENT PERMIT 2005-027 AND TENTATIVE TRACT MAP 2005-008 (VESTING MAP NO. 062993), FOR THE PROPERTY LOCATED AT 365 TO 375 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA”; and 2) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

*Commissioner Hamaker officially left the meeting due to illness at 8:40 P.M.

10. NEW BUSINESS.

A. Housing Summit Discussion:

Francie Stefan, Senior Planner, provided background information as presented in the staff report dated Thursday, January 18, 2007 regarding land use issues related to housing in West Hollywood.

She detailed Council directives on housing, prior Council discussion of housing issues, Planning Commission directions and items on an overall work program, recent actions by the Planning Commission, short and long-term projects, mixed-use overlay zone, and the Rent Stabilization Commission regarding housing issues.

Chair D'Amico commented on the recent Housing Subcommittee meetings and stated at this time the commission should focus on dividing the projects into short and long term listings.

Discussion was held relating to housing and land use, issues and timing.

The following was a consensus of the discussion regarding neighborhood impacts (short term items) and growth management (long term items):

| Issues | Neighborhood Impacts | Growth Management |
|---|----------------------|-------------------|
| Ordinance implementing SB1818. | X | |
| Investigate incentives for construction of rental units. | X | |
| Investigate opportunities for encouraging smaller units. | X | |
| Investigate standards for second residential units. | X | |
| Explore methods for more on-site inclusionary units. | X | |
| Investigate opportunities for "workforce" housing. | X | |
| Modify findings required for Development Permits. | X | |
| Modify parking for residential (CC discussion 1/16/07). | X | |
| Modify property maintenance standards – leakage. | X | |
| Explore using height averaging in residential zones. | X | |
| Evaluate density calculation based on FAR in res zones. | X | |
| Require all permits for new housing to have PC review. | X | |
| Re-evaluate Courtyard Design Standards. | X | |
| Review tandem parking for residential projects. | X | |
| Review trash area requirements. | X | |
| Letter of support to Gov. office to support 20% of bond be used for senior housing. | X | |
| Require on-site inclusionary housing. | X | |
| Protect existing buildings in-place | X | |

| | | |
|---|---|---|
| Restrict unit size. | X | |
| Pursue mixed-use overlay zone. | X | |
| Green Building incentives. | X | |
| Map with developments currently under construction in the City, in packets. | X | |
| Housing Element Update | | X |
| General Plan Update | | X |
| Develop standards for residential bicycle parking. | | X |
| Re-examine standards for condo-conversions. | | X |
| Create dis-incentives for development. | | X |
| Limit development. | | X |
| Down-zoning | | X |
| Investigate conservation overlay zones. | | X |
| Streetscape/landscaping fee or standards. | | X |

Chair D'Amico opened public comment for Item 10.A.:

HEAVENLEY WILSON, WEST HOLLYWOOD, commented on residential housing and preservation

RIC RICKLES, WEST HOLLYWOOD, commented on the housing summit and senior housing issues.

ED BUCK, WEST HOLLYWOOD, commented on density and state mandates.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on parking standards, waste recycling and courtyard housing.

ALLEGRA ALLISON, WEST HOLLYWOOD, commented on development and height averaging.

VICTOR OMELCZENKO, WEST HOLLYWOOD, commented on the Rent Stabilization Housing report, work-force housing and conservation overlay zones.

WILLIAM NEISH, WEST HOLLYWOOD, commented on height averaging and evictions.

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

ACTION: 1) Requested staff to: a) recommend and ask the City Council to send a letter of support to the Governor's Office of the State of California asking that 20% of bond money be used on senior housing; b) prioritize related comments (paraphrased in graphic) regarding short and long term projects; and 2) Close New Business Item 10.A. **Motion carried by consensus of the Commission.**

11. **UNFINISHED BUSINESS.** None.

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

13. **ITEMS FROM STAFF.**

A. Director's Report.

Susan Healy Keene, Director of Community Development updated the commission on the recent raids of the medical marijuana dispensaries located within the City of West Hollywood.

B. Planning Manager's Update.

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

14. **PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commended the commission and staff.

15. **ITEMS FROM COMMISSIONERS.**

Chair D'Amico stated the Transportation Commission meeting on Tuesday, January 23, 2006 will be having a discussion on permit parking and asked for representative to attend.

16. **ADJOURNMENT:** The Planning Commission adjourned at 9:55 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, February 1, 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 1ST DAY OF
FEBRUARY, 2007.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR