



PLANNING COMMISSION MINUTES
Regular Meeting
August 2, 2007

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

1. CALL TO ORDER:

Chair Guardarrama called the meeting of the Planning Commission to order at 6:40 P.M.

2. PLEDGE OF ALLEGIANCE: Allegra Allison led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

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

4. APPROVAL OF AGENDA:

Move Item 9.D. (1223 N. Larrabee Street) to the beginning of Public Hearings; before Item 9.A. (8210 Fountain Avenue).

ACTION: Approve the Planning Commission Agenda of Thursday, August 2, 2007 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried; notating the abstention of Commissioner Altschul.**

5. APPROVAL OF MINUTES.

A. June 21, 2007 (Amended)

ACTION: Approve the Planning Commission Minutes of Thursday, June 21, 2007 as presented. **Moved by Commissioner Yeber, seconded by Commissioner Altschul and unanimously carried.**

B. July 19, 2007

ACTION: Approve the Planning Commission Minutes of Thursday, July 19, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

6. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on parking.

LYNN RUSSELL, WEST HOLLYWOOD, commented on historical preservation issues.

HEAVENLY WILSON, WEST HOLLYWOOD, commented on development issues.

7. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker commented on development issues.

Commissioner Yeber commented on construction impacts.

Commissioner Bartolo commented on historic preservation surveys.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

The following item was moved and heard out of order as part of the amended agenda.

Commissioner Altschul recused himself from the dais; stating his proximity within the 500' radius of the property.

D. 1223 N. Larrabee Street.

Demolition Permit 2006-030, Development Permit 2006-044:

Continued from Thursday, July 19, 2007 and Thursday, July 26, 2007. Request to demolish an existing single-family residential structure and construct in its place an eight-unit, multi-family residential structure.

WAYNE AVRASHOW, ENCINO, applicant's representative, officially requested this item continued to a date certain in October, 2007.

ACTION: Continue to Thursday, October 18, 2007. **Moved by Commissioner DeLuccio and unanimously carried.**

Commissioner Altschul returned to the dais at this time.

Commissioner Yeber recused himself from the dais; stating his proximity within the 500' radius of the property.

A. 8210 Fountain Avenue.

Demolition Permit 2006-033, Development Permit 2006-047, Tentative Tract Map 2006-017, Negative Declaration:

Continued from Thursday, July 19, 2007. Jennifer Noel, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, August 2, 2007.

The applicant is requesting permits to demolish an existing eight-unit, multi-family residential development structure and construct a new nine-unit residential condominium structure, over one level of subterranean parking using the Courtyard Housing Standards.

She detailed the project location, courtyard housing standards, incentives, parking, front and rear yard projections and massing. She stated it was reviewed by the Historic Preservation Commission; comments were generally supportive of the project. There was some disagreement regarding the support of the stair tower. No modifications or variances are requested.

John Chase, Urban Designer, presented the design review report. He detailed the courtyard, materials, height, windows and stated the compatibility with nearby historic buildings.

Staff recommends approval.

Vice-Chair Bartolo disclosed for the record she spoke with Mr. Paul Habibi.

Chair Guardarrama disclosed for the record he spoke with Mr. Bruno Bondanelli.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 7:05 P.M. AND RECONVENED AT 7:10 P.M.

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

BRUNO BONDANELLI, LOS ANGELES, architect, presented the applicant's report. He detailed the history of the project and spoke on the overall design, height, massing, courtyard, materials, structural elements and landscaping.

EDWARD LEVIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke on construction and vehicular impacts along Fountain Avenue.

HEAVENLY WILSON, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the loss of historical structures.

TRACI HICKS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on construction and vehicular impacts along Fountain Avenue, design, courtyard design, green building standards and tandem parking.

LYNN RUSSELL, WEST HOLLYWOOD, has concerns regarding this item. She spoke on neighborhood compatibility and construction impacts along Fountain Avenue.

BRUNO BONDANELLI, LOS ANGELES, architect, presented the applicant's rebuttal. He spoke and detailed the impacts and staging of the project, neighborhood compatibility, height and roof-lines.

Commissioner D'Amico questioned the existing building's parking situation.

Vice-Chair Bartolo questioned the landscaping materials.

SAMUEL KIM, LOS ANGELES, landscape architect, detailed the landscaping design and materials.

Vice-Chair Bartolo questioned rent control issues for the existing property.

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

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

Second by Commissioner D'Amico.

Commissioner DeLuccio questioned the construction mitigation plan.

Staff stated an additional condition could be added to Resolution No. 07-756, Section 5.6) q): *"Applicant shall submit a plan detailing how construction activities are coordinated with nearby construction projects."*

Commissioner DeLuccio agreed to this added condition.

Commissioner D'Amico agreed to this added condition.

Commissioner DeLuccio questioned why there was no Courtyard Housing Standards and incentives listed in the actual resolution.

John Keho, Planning Manager stated those conditions would be added to the resolution.

Commissioner Hamaker requested further construction mitigation details.

Vice-Chair Bartolo commented on the design and stated her support of the effective use of the courtyard ordinance for this project. She spoke on the level of articulation and differentiation, landscaping and historical property issues.

Commissioner Altschul stated his support of the design and project.

Chair Guardarrama stated his support of the design and project. He commended the architect on unit sizes.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-756 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2006-033 AND DEVELOPMENT PERMIT 2006-047, FOR THE DEMOLITION OF ALL EXISTING STRUCTURES ON-SITE, INCLUDING EIGHT-(8) RESIDENTIAL UNITS AND THE CONSTRUCTION OF A NEW NINE (9)-UNIT CONDOMINIUM BUILDING, FOR THE PROPERTY LOCATED AT 8210 FOUNTAIN AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 07-757 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2006-017 (MINOR LAND DIVISION 67066), FOR THE PROPERTY LOCATED AT 8210 FOUNTAIN AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.A.
Moved by Commissioner DeLuccio, seconded by Commissioner D'Amico and passes on a Roll Call Vote:

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

NOES: None.

ABSENT: None.

RECUSED: Yeber.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:40 P.M. AND RECONVENED AT 7:50 P.M.

Commissioner Yeber returned to the dais at this time.

Commissioner D'Amico recused himself from the dais; stating his proximity within the 500' radius of the property.

**B. 8550 Santa Monica Boulevard.
Demolition Permit 2006-045, Development Permit 2006-060, Variance 2006-005, Tentative Tract Map 2006-028, Negative Declaration:**

Jory Phillips, Senior Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, August 2, 2007.

He detailed the history of the project and stated the applicant is requesting to demolish three commercial structures to construct a mixed-use building with twenty condominiums totaling 32,509 square-feet and approximately 8,400 square-feet of retail. The project has one level of above-grade parking with twenty-eight parking spaces, and one level of subterranean parking with fifty-four parking spaces.

He articulated the project location, zoning, floor area ratio, development standards, private open space, common open space, variance, resident parking and retail parking access.

John Chase, Urban Designer, presented the urban design report. He spoke and detailed pedestrian access, design, massing, ground floor space, and building vocabulary. He stated it is an extraordinary high quality project..

Jory Phillips, Senior Planner, requested a change throughout Resolution No. PC 07-763; indicating the square-footage should read "8,400 square-feet".

Staff recommends approval.

Commissioner Altschul questioned the basis for the findings to sustain the variance for the ten-foot height increase on the south side.

Commissioner Yeber requested clarification regarding "windows" on the north side projection and questioned if a sun-shade study was done for this project.

Commissioner DeLuccio has concerns regarding the variance. He requested clarification regarding the set-backs.

Chair Guardarrama opened public testimony for Item 9.B.:

ALEKS ISTANBULLU, SANTA MONICA, project architect, presented the applicant's report. He detailed the site history and spoke on the project design, scaling, height, massing, commercial parking, residential parking, unit size, setbacks, materials, landscaping, and detailed the requested variance.

DON ZUIDEMA, LOS ANGELES, spoke in support of staff's recommendation of approval.

GEORGE CREDLE, WEST HOLLYWOOD, has concerns regarding this item. He spoke on the design, mixed-use and neighborhood compatibility. He spoke in support of staff's recommendation of approval.

JAMES MASON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

DANIEL SIGNANI, LOS ANGELES, has concerns regarding this item. He spoke on the building design.

BRUCE KAY, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on neighborhood compatibility, residential parking and commercial parking spaces.

ALEKS ISTANBULLU, SANTA MONICA, project architect, presented the applicant's rebuttal. He spoke regarding open space and roof decks.

Commissioner DeLuccio questioned the landscaping plans.

STEPHANIE PSOMAS, MALIBU, landscape architect, presented the landscaping report.

Commissioner Yeber requested clarification regarding sun-shade issues and questioned the tree sizes, canopies and root systems presented in the landscaping plan.

ALEKS ISTANBULLU, SANTA MONICA, project architect, detailed the façade materials, made of movable panels that will address the sun-shade (and sound) issues.

Commissioner Hamaker questioned the location of the fire pit and if all residential units are handicapped accessible.

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

Discussion was held regarding the Variance.

Commissioner Altschul stated his support of the project and design. He spoke on neighborhood compatibility. He had concerns regarding the requested variance.

Commissioner Altschul moved to: 1) deny the variance.

No official second to the motion.

MOTION FAILS.

Commissioner DeLuccio moved to: 1) approve the Variance.

Seconded by Commissioner Hamaker.

Chair Guardarrama stated for the record, the adjacent residential structure is so unusually close to the property line, that it puts this particular property at a disadvantage.

ACTION: 1) Approve Variance 2006-005 as presented, for the property located at 8550 Santa Monica Boulevard, West Hollywood, California. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

AYES: Commissioners DeLuccio, Hamaker, Yeber, Vice-Chair Bartolo, Chair Guardarrama.

NOES: Altschul.

ABSENT: None.

RECUSED: D'Amico.

Commissioner DeLuccio moved to: 1) approve staff's recommendation of approval of the project.

Seconded by Commissioner Hamaker.

Commissioner DeLuccio stated his support of the design and complimented the landscaping plan.

Commissioner Yeber stated the project is strong, however had concerns, stating the scale is a bit deficient on the north side.

Commissioner Hamaker stated her support of the West Knoll side (east elevation), but could not relate to the Santa Monica Boulevard elevation. She commented on the differentiation between retail and residential. She stated her support of the landscaping plan.

Vice-Chair Bartolo commented on the overall design, massing and height.

Chair Guardarrama stated his support of the project and spoke on neighborhood compatibility.

Commissioner Yeber requested an amendment to the motion: 1) use of slight projections or some architectural detail that would break the north façade down.

Commissioner DeLuccio would agree to the added condition if: 1) the Urban Designer would work further with the applicant.

Commissioner Hamaker does not agree with the added amendment.

FAILS.

Original Motion stands.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 07-63 as amended; a) to change all references from 8,700 square-feet to 8,400 square-feet; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2006-045 AND VARIANCE 2006-005 TO PERMIT THE DEMOLITION OF THREE EXISTING COMMERCIAL STRUCTURES AND THE CONSTRUCTION OF A NEW FOUR-STORY, TWENTY-UNIT MIXED-USE STRUCTURE, FOR THE PROPERTY LOCATED AT 8550 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 07-770 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2006-028 (MINOR LAND DIVISION 068182), FOR THE PROPERTY LOCATED AT 8550 SANTA MONICA BOUELVARD, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, DeLuccio, Hamaker, Yeber, Vice-Chair Bartolo, Chair Guardarrama.
NOES: None.
ABSENT: None.
RECUSED: D'Amico.

Commissioner D'Amico returned to the dais at this time.

C. Zone Text Amendment 2007-009:

Francisco Contreras, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, August 2, 2007.

He detailed the following requested amendments to the City of West Hollywood Zoning Ordinance:

1. Correct discrepancy in sign ordinance regarding cabinet (can signs);
2. Correct inconsistencies in parking dimension requirements;
3. Correct minor typographical errors in the ordinance text; and
4. Require approval of a zone clearance application for the erection of fences and other structures not requiring a building permit.

Commissioner Hamaker questioned zone clearances regarding fences, and cabinet (can) signs.

Commissioner Yeber stated his concerns over cabinet (can) signs.

Commissioner D'Amico questioned the fee schedule.

Chair Guardarrama opened public testimony for Item 9.C.:

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding zone clearances.

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

Vice-Chair Bartolo moved to: 1) approve staff's recommendation.

Seconded by Commissioner Altschul.

Commissioner DeLuccio had concerns regarding enforcement of zone clearances; specifically regarding fencing.

Commissioner D'Amico requested: 1) hold discussion as to whether the zone clearance fee can be waived for disabled persons who wish to modify their homes (*an alteration solely for the purpose of increasing access for disabled persons to comply with local, state or federal regulations concerning handicapped accessibility for their own home*).

Vice-Chair Bartolo agreed to this amendment.

Commissioner Altschul agreed to this amendment.

ACTION: 1) Adopt Resolution No. PC 07-760 as amended; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2007-009 RELATED TO PROHIBITION OF ALL TYPES OF CABINET (CAN) SIGNS, CORRECTION OF PARKING GARAGE DESIGN STANDARDS, CORRECTION OF MINOR INCONSISTENCIES IN THE ZONING TEXT RELATED TO PROPERTY MAINTENANCE STANDARDS, AND REQUIRING ZONE CLEARANCE APPROVAL FOR FENCES, STRUCTURES, OR OTHER ITEMS NOT REQUIRING BUILDING PERMITS, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA"; and 2) recommend City Council open discussion regarding waiving fees for zone clearances needed to comply with the American Disabilities Act and 3) Close Public Hearing Item 9.C. **Moved by Vice-Chair Bartolo, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

AYES: Commissioners Altschul, D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Bartolo, Chair Guardarrama.
NOES: None.
ABSENT: None.
RECUSED: None.

The following item was moved before Agenda Item 9.A. as part of the amended agenda.

D. 1223 N. Larrabee Street.

Demolition Permit 2006-030, Development Permit 2006-044:

Continued from Thursday, July 19, 2007 and Thursday, July 26, 2007. Request to demolish an existing single-family residential structure and construct in its place an eight-unit, multi-family residential structure.

10. NEW BUSINESS.

A. Appointments to Design Review Subcommittee:

ACTION: Appoint: 1) John Altschul; 2) Kate Bartolo; and 3) John D'Amico to the Design Review Subcommittee. **Moved by Chair Guardarrama and unanimously carried.**

B. Appointments to Robertson Boulevard Subcommittee:

ACTION: Disbanded. **Moved by Chair Guardarrama and unanimously carried.**

C. Appointments to Green Building Subcommittee:

ACTION: Disbanded. **Moved by Chair Guardarrama and unanimously carried.**

D. Appointments to Business Signage Subcommittee:

ACTION: Appoint: 1) Donald DeLuccio; 2) Joseph Guardarrama; and 3) Barbara Hamaker to the Business Signage Subcommittee. **Moved by Chair Guardarrama and unanimously carried.**

E. Appointments to Housing Summit Subcommittee:

ACTION: Disbanded. **Moved by Chair Guardarrama and unanimously carried.**

F. Appointments to Long-Range Planning Projects Subcommittee:

ACTION: Appoint: 1) Kate Bartolo; 2) John D'Amico; and 3) Donald DeLuccio to the Planning Commission's Long-Range Planning Projects Subcommittee. **Moved by Chair Guardarrama and unanimously carried.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

Director's Report.

Susan Healy Keene, Community Development Director, provided an update on 901 N. Hancock Avenue, National Night Out activities to be held on Tuesday, August 7, 2007, and the Sunset Millennium Project.

Planning Manager's Update.

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission. He spoke on historical preservation issues; stating the City of West Hollywood which is 1.9 square-miles, has approximately eighty (80) buildings designated as local cultural resources, the Los Angeles Conservancy graded local cities within Los Angeles County, whereby the City of West Hollywood (1 of 6 in L.A. County) received an "A" rating, and the National Trust for Historic Preservation recently designated the City of West Hollywood as a Dozen Distinctive Destination Cities.

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS.

Commissioner Yeber requested if its possible applicants would be able to submit contextual pictures. He had issues receiving five phone calls from staff within one hour and requested if phone calls could be spaced out amongst the planners.

Commissioner Hamaker wished J.W. Moore (a member of the Project Area Committee), all the best through his current health issue.

Vice-Chair Guardarrama stated for the record staff is welcome to contact him at any time. No special arrangements need to be made.

Commissioner Altschul stated for the record staff is welcome to contact him at any time. No special arrangements need to be made.

Commissioner DeLuccio stated for the record staff is welcome to contact him at any time. No special arrangements need to be made.

Commissioner D'Amico stated for the record staff is welcome to contact him at any time. No special arrangements need to be made.

16. **ADJOURNMENT:** The Planning Commission adjourned at 9:20 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, September 6, 2007 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California, notating the cancellation of the Planning Commission meeting on Thursday, August 16, 2007.
Motion carried by consensus of the Commission.

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 6TH DAY OF SEPTEMBER, 2007.


CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR