



PLANNING COMMISSION MINUTES
Regular Meeting
May 18, 2006

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

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE: John D'Amico led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: Hamaker.

Staff Present: Jennifer Noel, Associate Contract Planner, John Keho, Planning Manager, Gregg Kovacevich, Acting Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

1) Item 10.B. (1021 N. Ogden Drive) continue to Thursday, June 1, 2006; and 2) Item 11.A. (Policy Discussion: Vacant Properties and Buildings and Demolition Regulations) continue to Thursday, June 15, 2006.

ACTION: Approve the Planning Commission Agenda of Thursday, May 18, 2006 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul, and unanimously carried.**

5. APPROVAL OF MINUTES.

A. May 4, 2006

ACTION: Approve the Planning Commission Minutes of Thursday, April 6, 2006 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul, and unanimously carried.**

6. PUBLIC COMMENT:

MARCELLO SPINA, LOS ANGELES, at the suggestion of the Planning Commission Design Review Subcommittee, detailed the redesigned façade of 8746 Sunset Boulevard, West Hollywood, California,

GEORGE MURPHY, WEST HOLLYWOOD, commented on noise issues, the number of children, and questioned if this is a licensed business, regarding the property at 1003 Cory Avenue, West Hollywood, California.

MINDY BRADISH, WEST HOLLYWOOD, Executive Director of the West Hollywood Chamber of Commerce commented on the raffle being offered by the West Hollywood Chamber of Commerce and encouraged participation.

7. ITEMS FROM COMMISSIONERS.

Commissioner Guardarrama commented on the [implied] noise issues and had concerns if an un-permitted day care center is being operated at 1003 Cory Avenue, West Hollywood, California. He requested a status update at the next meeting.

Commissioner Altschul wished Jeanne Dobrin well.

Commissioner DeLuccio would like to see a status report at the next meeting regarding the [implied] noise issues and had concerns if an un-permitted day care center is being operated at 1003 Cory Avenue, West Hollywood, California.

8. CONSENT CALENDAR.

A. 7719 Norton Avenue.

Demolition Permit 2004-031, Development Permit 2004-043, Modification 2005-015, Tentative Tract Map 2004-021:

On Thursday, May 4, 2006, the Planning Commission reviewed a request for construction of one (1) detached dwelling unit and four (4) covered parking stalls behind an existing house, subdivision of the property, after-the-fact demolition, and a modification to reduce rear yard setback.

The Commission directed staff to prepare resolutions of denial, due to the inability to make the required findings for the project. The Commission sited issues regarding the absence of a driveway easement to ensure required parking access and vehicle maneuvering issues related to the limited site area.

ACTION: 1) Deny the application; 2) Adopt Resolution No. PC 06-651 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING DEMOLITION PERMIT 2004-031, DEVELOPMENT PERMIT 2004-043, MODIFICATION 2005-015, FOR CONSTRUCTION OF A DWELLING UNIT AND FOUR COVERED PARKING STALLS WITH A TEN PERCENT REDUCTION ON THE REAR YARD SETBACK AND DEMOLITION OF AN ACCESSORY STRUCTURE ON THE PROPERTY, LOCATED AT 7719 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Adopt Resolution No. PC 06-652 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING TENTATIVE TRACT MAP 2004-021, FOR THE PROPERTY LOCATED AT 7719 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner Altschul and unanimously carried; notating the abstention of Commissioner Hamaker.**

9. PUBLIC HEARINGS.

A. 1220-1224 N. Orange Grove Avenue. Demolition Permit 2005-039, Development Permit 2005-051, Modification 2005-026, Tentative Tract Map 2005-018, Negative Declaration:

Jennifer Noel, Associate Contract Planner, presented the staff report. She stated the applicant is requesting to demolish two existing single-family residential structures and construct in their place a twelve-unit condominium structure on two adjacent lots. The applicant is also requesting a modification of standards to increase the allowed width of a bay window projection into the required front yard by ten (10%) percent from 10'-0" to 11'-0". The existing buildings on the subject sight have been determined not to have potential historical significance.

Staff recommends approval of the project.

Commissioner Guardarrama presented the Design Review Subcommittee report. He commented on the modern style of the building and the uniqueness of the common open space; which includes a pool in front of the building.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AT 6:50 P.M. AND RECONVENED AT 6:55 P.M.

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

ISABEL MILLS-ALEGRA, MARINA DEL REY, applicant's representative, presented the applicant's report. She detailed the project, including dwelling units, landscaping, subterranean parking, surrounding neighborhood, and front yard setback.

GUSTAVO CHIARELLA, WEST HOLLYWOOD, applicant, presented the applicant's report. He stated he would address any issues or concerns that may arise from the neighbors.

Commissioner DeLuccio questioned the fencing and security surrounding the swimming pool.

RUDY ALEGRE, MARINA DEL REY, applicant's representative, stated he was available for questions.

MARCELO ALVAREZ, WEST HOLLYWOOD, spoke in support of staff's recommendation.

R.C. THORNTON, WEST HOLLYWOOD, spoke in support of staff's recommendation.

LISA GATES, WEST HOLLYWOOD, opposes staff's recommendation.

JENNIE O'DONNELL, WEST HOLLYWOOD, opposes staff's recommendation.

Commissioner Bartolo questioned the dynamics and protocol of the neighborhood meeting(s).

Chair Thompson questioned if proper public noticing was adhered to.

Jennifer Noel, Associate Contract Planner, stated all public noticing was properly executed.

Commissioner DeLuccio questioned how many residents attended the neighborhood meetings and what their concerns were.

Jennifer Noel, Associate Contract Planner, stated the main concerns regarded neighborhood compatibility and parking concerns on the street.

Commissioner Bartolo requested definition of compatibility issues.

GUSTAVO CHIARELLA, WEST HOLLYWOOD, applicant, presented the applicant's rebuttal. He detailed every use of property on the block. He stated there are only two to three single-family residences on the street. All others are multi-family dwellings and commercial.

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

Commissioner Bartolo stated her support of the project and commented on the inconsistencies of neighborhood compatibilities.

Commissioner DeLuccio stated his support of the project.

Chair Thompson stated his support of the project and cautioned the applicant to pay particular attention to Section 7.5 of Resolution No. PC 06-675, regarding preserving the existing trees on the property.

John Keho, Planning Manager, stated for the record, the following subsections shall be added to Section 5 of Resolution No. PC 06-675:

B.: *“The proposed project can be adequately conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use”;* and

C.: *“The proposed use or construction is consistent with the objectives, policies, general land uses, and programs of the General Plan and any applicable specific plan.”*

He stated sub-section C. is consistent, since housing is a goal of the General Plan.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 06-675 as amended “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2005-039, DEVELOPMENT PERMIT 2005-051, MODIFICATION PERMIT 2005-026, FOR THE DEMOLITION OF ALL EXISTING STRUCTURES AND THE CONSTRUCTION OF A TWELVE-UNIT RESIDENTIAL CONDOMINIUM BUILDING LOCATED AT 1220 AND 1224 N. ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA”; 3) “Adopt Resolution No. PC 06-665 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE TRACT MAP 2005-018 FOR THE DEVELOPMENT OF TWELVE CONDOMINIUM UNITS, FOR THE PROPERTY LOCATED AT 1220-1224 N. ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA”; and 4) Close Public Hearing Item 9.A. **Motion by Commissioner Altschul, seconded by Commissioner Guardarrama and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: Hamaker.

B. 1021 N. Ogden Drive.

Demolition Permit 2004-034, Development Permit 2004-051, Tentative Tract Map 2004-023, Negative Declaration:

A continuance of this item was requested to allow staff sufficient time to Review the revised plans that were submitted by the applicant. The continuation of this project will not impact the review timeframes pursuant to the Permit Streamlining Act.

ACTION: 1) Continue to Thursday, June 1, 2006. **Motion carried by consensus of the Commission.**

10. **NEW BUSINESS.** None.

11. **UNFINISHED BUSINESS.**

A. **Policy Discussion.**

Vacant Properties and Buildings, and Demolition Requirements.

Continued from Thursday, May 4, 2006. The Planning Commission will consider options to address concerns regarding vacant properties and buildings, including discussion of demolition regulations.

ACTION: 1) Continue to Thursday, June 15, 2006. **Motion carried by consensus of the Commission.**

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

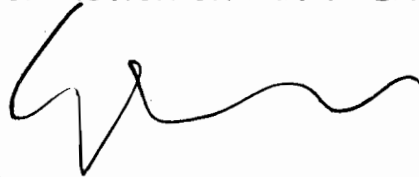
13. **ITEMS FROM STAFF.** None.

14. **PUBLIC COMMENT.** None.

15. **ITEMS FROM COMMISSIONERS.** None.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:20 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, June 1, 2006 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 JUNE, 2006.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR