



PLANNING COMMISSION MINUTES
Regular Meeting
January 19, 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 6:32 P.M.

2. PLEDGE OF ALLEGIANCE: Mindy Bradish led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Justine Hearn, Assistant Planner, Melodie Bounds-Frisby, Associate Planner, David DeGrazia, Senior Planner, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Chair Thompson added an item to the Excluded Consent Calendar to appoint three (3) members to the Ad-Hoc Mixed-Use Overlay Zone Workshop Subcommittee.

ACTION: Amend the Planning Commission Agenda of Thursday, January 19, 2006 as amended. **Motion by Commissioner Altschul and unanimously carried.**

5. APPROVAL OF MINUTES.

A. None.

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR.

A. Mixed-Use Overlay Zone Ordinance.

On Thursday, January 5, 2006, the Planning Commission voted to approve and adopt resolutions regarding the Mixed-Use Overlay Zone Ordinance with additional amendments and conditions, and directed staff to bring back the amended resolutions regarding the General Plan, Zoning Ordinance and Zoning Map.

ACTION: Item moved to Excluded Consent Calendar as Item 12.A.
Motion by Commissioner Altschul and unanimously carried.

9. PUBLIC HEARINGS.

A. 840 N. Larrabee Street.

Administrative Permit 2005-046.

Continued from Thursday, January 5, 2006. Chair Thompson stated for the record the applicant's arborist and lawyer could not be present for this hearing and has officially requested a continuance.

Commissioner DeLuccio stated his concerns for the residents that have shown up to speak on this item. He indicated this item has been continued once before and would like to have it continued as scheduled.

VALERIE KUNZ, CULVER CITY, Portfolio Manager for E and S Ring Management Corporation, representing the applicant, stated they are officially requesting a continuance, since their experts (Gregg Applegate, Consulting Arborist and Chris Karzas, Consulting Attorney) are unable to attend this meeting to address any questions, concerns and the process that has happened over the last three years.

Commissioner Altschul motioned to: 1) continue this item to Thursday, February 2, 2006; and 2) there shall be no more continuances granted.

Seconded by Commissioner Guardarrama.

ACTION: 1) Continue to Thursday, February 2, 2006; and 2) no further continuances shall be granted. **Motion by Commissioner Altschul, seconded by Commissioner Guardarrama and unanimously carried; notating the NO vote of Commissioner DeLuccio.**

B. 1248-1252 N. Laurel Avenue.

Tentative Tract Map 2004-014.

John Keho, Planning Manager, presented the staff report. He stated this is a request for approval of a tentative tract map for the subdivision of a sixteen-unit residential project. The development of the residential project was approved on Thursday, February 17, 2005.

Commissioner Hamaker motioned to: 1) approve staff's recommendation.

Seconded by Commissioner DeLuccio.

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

JOHN BOSTEK, LOS ANGELES, Project Manager, representing the applicant, was available for questions.

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

Commissioner Altschul stated his concerns regarding the original application, which was filed to construct rental units. He stated developers need to be straightforward and open regarding their original intentions.

Justine Hearn, Assistant Planner, made one notation to an error in the on-site posting date. It should have indicated calendar year 2006; not calendar year 2005.

Commissioner Altschul questioned why the applicant wanted this change.

Commissioner Bartolo questioned if the building is vacant or occupied with tenants.

ACTION: 1) Approve the application; and 2) Adopt Resolution No. PC 05-646 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2005-014 (MINOR LAND DIVISION 60911) FOR THE PROPERTY LOCATED AT 1248-1252 N. LAUREL AVENUE, WEST HOLLYWOOD, CALIFORNIA." and 3) close Public Hearing Item 9.B. **Motion by Commissioner Hamaker, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

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

NOES: Altschul.

ABSENT: None.

10. **NEW BUSINESS.** None.

11. **UNFINISHED BUSINESS.** None.

12. **EXCLUDED CONSENT CALENDAR.**

A. Mixed-Use Overlay Zone Ordinance.

On Thursday, January 5, 2006, the Planning Commission voted to approve and adopt resolutions regarding the Mixed-Use Overlay Zone Ordinance with additional amendments and conditions, and directed staff to bring back the amended resolutions regarding the General Plan, Zoning Ordinance and Zoning Map.

Commissioner Altschul stated the Mixed-Use Ordinance will be a sensational boom to the City of West Hollywood. He had a few concerns he would like to have looked at between now and the time the City Council takes a final vote:

1. There needs to be a Sunset Clause;
2. Strict schedule of when projects that are entitled can be built;
3. Serious consideration to a limitation of the number of new units (perhaps by square foot), that are allowed to be constructed under the Mixed-Use Ordinance;
 - a) some consideration should be given to having a square foot limitation for the three sections of the city (La Brea Avenue to Fairfax Avenue; Fairfax Avenue to La Cienega Boulevard; and La Cienega Boulevard to Doheny Drive)
4. Height limits need to be totally reviewed to make sure they are totally appropriate;
5. Affordable housing should be protected to the ultimate extent possible;
6. There should be no reduction in in-lieu fees;
7. For projects less than 15,000 square feet, additional incentives should be given;
8. For projects that commit permanently to build rental housing (rather than condominiums), some consideration for further incentives in addition to a Floor Area Ratio bump and to a height increase;
9. Projects that are condominiums, that commit to substantial incentives and bonuses for first-time buyers, which would translate into a price reduction and/or mortgage interest rates which a below the current market rate (and other bonuses that could be conceived of for first-time buyers);
10. Quality of life issues should not be offered as incentives to developers of big projects; but perhaps could be offered to the developers of smaller projects under 15,000 square feet or developers of any size development that commit to rental housing or affordable housing and good incentive bonuses for first-time buyers;
11. Further study should be given to the wording of the ordinance that under no circumstance does any building with a residential component qualify for a tall wall;
12. Studies should be given to any type of off-site advertising;
13. A thorough review and inclusion of policy on advertising would be beneficial; and
14. The proposal should be evaluated to see if it would really help reduce development in residential areas.

He recommended and urged the Commission to pass the resolution(s) as they stand to the City Council. If given the opportunity, he will suggest to the City Council that these things be looked at in-depth.

Commissioner Hamaker commented on billboards and questioned the billboards within the redevelopment areas.

She commented on additional comments about design. She stated she had originally suggested three (3) paragraphs (which have been shortened into one (1) paragraph on page 30 of Resolution No. PC 05-638: *A. Procedures of Incentives/Requirements*). She would like to see this called out as a separate paragraph, which would point out the excellence of design.

The following should read as a separated paragraph: *“That the project meets a standard of architectural excellence as determined by the Planning Commission with recommendation by the City’s Urban Designer and the Planning Commission Design Review Subcommittee.”*

Vice-Chair D’Amico questioned if the map got revised.

David DeGrazia, Senior Planner, stated for the record that all maps have been revised.

Commissioner DeLuccio commented on height and target sites.

Commissioner Guardarrama motioned to: 1) approve staff’s recommendation(s).

Seconded by Commissioner Hamaker.

Commissioner Hamaker commented on the recommendations regarding a Sunset Clause and incentives regarding rental projects.

ACTION: 1) Approve the application; and 2) Adopt Resolution No. PC 05-636 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL, ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND ADOPTING MITIGATION MEASURES FOR GENERAL PLAN AMENDMENT 2005-002, ZONING ORDINANCE AMENDMENT 2005-006, AND ZONING MAP AMENDMENT 2005-002 REGARDING THE ESTABLISHMENT OF A MIXED-USE OVERLAY ZONE IN WEST HOLLYWOOD, CALIFORNIA”; 3) Adopt Resolution No. PC 05-637 as presented “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2005-002 REGARDING THE ESTABLISHMENT OF A MIXED-USE OVERLAY ZONE IN WEST HOLLYWOOD, CALIFORNIA”;

4) Adopt Resolution No. PC 05-638 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2005-006 REGARDING THE AMENDMENT OF THE EXISTING MIXED-USE REGULATIONS AND THE ESTABLISHMENT OF A MIXED-USE OVERLAY ZONE IN WEST HOLLYWOOD, CALIFORNIA";
5) Adopt Resolution No. PC 05-639 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING MAP AMENDMENT 2005-002 REGARDING THE AMENDMENT OF THE EXISTING ZONING MAP AND THE ESTABLISHMENT OF A MIXED-USE OVERLAY ZONE IN WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner Guardarrama, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

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

B. Ad-Hoc Mixed-Use Overlay Zone Workshop Subcommittee.

Three (3) members of the Planning Commission need to be appointed to the Ad-Hoc Mixed-Use Overlay Zone Workshop Subcommittee.

These members will speak as part of staff presentation to the City Council on Saturday, June 21, 2006.

Chair Thompson urged the community to come to the City Council Workshop regarding the Mixed-Use Overlay Zone at West Hollywood Park Auditorium, Saturday, January 21, 2006 at 10:00 A.M.

ACTION: Appoint: 1) John Altschul; 2) Kate Bartolo; and 3) Eric Thompson to the Ad-Hoc Mixed-Use Overlay Zone Workshop Subcommittee. **Motion carried by consensus of the Commission.**

13. ITEMS FROM STAFF.

John Keho, Planning Manager, informed the Commission of future agenda items for February, 2006.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD commented on Robertson Boulevard, The Abbey, Crystal Restaurant, Little New York and alcohol consumption.

15. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker would like to see agendized for a future meeting discussion regarding: 1) limiting height averaging and adjusting the Floor Area Ratio rules.

Commissioner Altschul would like to add to that agenda item discussion regarding: 1) one parking space per bedroom.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:30 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, January 19, 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 2ND DAY OF FEBRUARY, 2006.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR