



PLANNING COMMISSION MINUTES
Regular Meeting
August 17, 2006

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

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE: Tom DeMille 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: Melodie Bounds-Frisby, Associate Planner, John Chase, Urban Designer, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, August 17, 2006 as presented. **Moved by Commissioner Thompson, seconded by Commissioner DeLuccio and unanimously carried.**

5. APPROVAL OF MINUTES.

A. None

6. PUBLIC COMMENT.

RICHARD EASTMAN, LOS ANGELES, commented on the legalization of cannabis and medical marijuana clubs.

TOM DEMILLE, WEST HOLLYWOOD, commented on the legalization of cannabis and medical marijuana clubs. He questioned how businesses protect their customers and suggested closed circuit television surveillance within the City of West Hollywood.

7. ITEMS FROM COMMISSIONERS.

Commissioner Thompson questioned the upcoming Housing Summit.

8. CONSENT CALENDAR. None.

Commissioner Altschul recused himself from the dais at this time. His residence is with-in five-hundred feet of the proposed development.

9. PUBLIC HEARINGS.

A. 1217 N. Horn Avenue.

Demolition Permit 2006-010, Development Permit 2006-014, Negative Declaration:

Melodie Bounds-Frisby, Associate Planner, presented the staff report. She detailed the history of the property and stated the applicant is requesting to demolish three existing dwelling units and construct a four-story, eight-unit condominium building with a subterranean garage.

She spoke on the architectural style of the project, square-footage, and height limits, off-street parking, common and open space, roof decks, and set-back standards and detailed the concerns of the surrounding neighbors.

John Chase, Urban Designer, detailed the façade and window articulation.

Melodie Bounds-Frisby, Associate Planner, stated overall, this project is well suited for this site and the surrounding neighborhood. Staff recommends approval.

Commissioner Thompson questioned if the street is currently permit parking.

Vice-Chair Guardarrama presented the Design Review Subcommittee report. He detailed the history of this development and commented on the desirable improvements that have been made.

THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MASSING MODEL AND BOARDS AT 6:45 P.M. AND RECONVENED AT 6:50 P.M.

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

HAMLET ZOHRABIANS, GLENDALE, architect, presented the applicant's report. He spoke and detailed the overall design, rooftop terraces, setbacks, parking garage, materials, private patios, common open space and elevator shaft. He commented on the neighbors concerns of noise, and stated there will be no rooftop pool or spa on the roof decks.

Commissioner Bartolo questioned the total height of the building and construction type.

ANTON HOLDEN, WEST HOLLYWOOD, has concerns regarding this item. He commented on the Negative Declaration, population density, parking, traffic circulation and current infrastructure.

SIBYL ZADEN, WEST HOLLYWOOD, has concerns regarding this item. She commented on noticing issues, current construction projects, traffic circulation, parking and setbacks.

MARK CEREZIN, WEST HOLLYWOOD, has concerns regarding this item. He commented on traffic circulation, views and height limits.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on massing, façade, parking and (possible) rooftop noise.

DICK STEVENSON, LOS ANGELES, opposes staff's recommendation for approval.

HAMLET ZOHRABIANS, GLENDALE, architect, presented the applicant's rebuttal. He detailed the driveway, construction staging, parking, roof decks, and stated all parking spaces are standard size.

Commissioner Thompson questioned the existing telephone company easement.

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

Commissioner Hamaker questioned if there was ever an easement for the public to access Larrabee Street from Horn Avenue.

Melodie Bound-Frisby, Associate Planner, stated for the record, there was never any easement.

Commissioner Hamaker stated her support regarding the design of this residential project.

Chair D'Amico commented on the massing and the improvements that have been made over the course of the development. He stated his concerns regarding the impact of additional construction on the neighborhood.

Commissioner Thompson questioned the construction mitigation plans and inquired if stricter guidelines could be imposed.

Vice-Chair Guardarrama stated his support regarding the design of this residential project.

Vice-Chair Guardarrama moved to: 1) approve the application; with the following condition: a) shall not be permitted to apply for permit parking in that permit parking district.

Seconded by Commissioner Hamaker.

Chair D'Amico requested an amendment: 1) only one (1) parking space shall be allowed to be encroached upon (in front of 1217 N. Horn Avenue), during construction hours only.

Chair D'Amico questioned if an encroachment permit can be restricted to zero.

Christi Hogin, Assistant City Attorney, stated in fact it can be conditioned.

Chair D'Amico changed his original requested amendment to: 1) zero parking spaces shall be allowed to be encroached upon (in front of 1217 N. Horn Avenue)

Vice-Chair Guardarrama agreed to this amendment.

Commissioner Hamaker agreed to this amendment.

Commissioner DeLuccio stated the correction to Resolution No. PC 06-692; Section 8.2., should be corrected to say: "two guest parking spaces"; instead of five. He stated his concerns regarding roof-top activities; which include the roof-top private open spaces, and the projections. He is not satisfied with the design of the building or the design of the materials. He cannot support this project.

Commissioner Bartolo stated her concerns with the guest parking. She indicated it is time to start differentiating code standards based on specific neighborhood conditions.

Christi Hogin, Assistant City Attorney, clarified the motion to include: 1) direct staff to bring back a resolution of approval with the additional findings and amendments as proposed.

Commissioner Thompson had issues with the materials board and encouraged developers to bring actual samples of materials.

Commissioner Bartolo questioned the height of the wall and if the partial subterranean parking will be visible from the street.

Commissioner Bartolo requested an amendment: 1) if there is any visibility of the parking garage from the street, additional landscaping shall be provided in an effort to buffer it.

Vice-Chair Guardarrama agreed to this amendment.

Commissioner Hamaker agreed to this amendment.

ACTION: 1) Return with draft Resolution No. PC 06-692 as amended: a) owners and/or occupants shall not be permitted to apply for permit parking in that permit parking district; b) no parking spaces (zero) shall be allowed to be encroached upon (in front of 1217 N. Horn Avenue), during construction hours only; c) if there is any visibility of the parking garage from the street, additional landscaping shall be provided in an effort to buffer it; 2) Return with draft Resolution No. PC 06-693 as presented; and 3) Close Public Hearing Item 9.A. **Moved by Vice-Chair Guardarrama, seconded by Commissioner Hamaker, and passes on a Roll Call Vote:**

AYES: Commissioners Bartolo, Hamaker, Thompson, Vice-Chair Guardarrama.

NOES: DeLuccio, Chair D'Amico.

ABSENT: None.

RECUSED: Altschul.

Commissioner Altschul returned to the dais at this time.

B. Supper Clubs.

Zone Text Amendment 2006-005:

Continued from Thursday, June 15, 2006. A continuance of this item is requested to allow additional refinement and consideration of the land use category and operating standards for supper clubs; located city-wide, West Hollywood, California.

ACTION: 1) Continue this item to Thursday, September 7, 2006. **Motion carried by consensus of the Commission.**

10. NEW BUSINESS. None.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

John Keho, Planning Manager, provided updates on the following items: 1) visibility regarding the corner of Rugby Drive and Westbourne Drive; 2) Housing Summit; 3) Westside Specific Plan; 4) revised Mixed-Use Ordinance; 5) Green Buildings; 6) Historic Inventory Survey; and 7) Livable Boulevards.

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on parking issues on Robertson Boulevard and environmentally friendly building materials.

15. ITEMS FROM COMMISSIONERS.

Commissioner Altschul questioned a time-line when the Environmental Impact Report (EIR) will be completed regarding the Mixed Use Ordinance.

Commissioner Hamaker questioned if the Green Building Standards were mandated and if the Zoning Ordinance addresses "population density" in regards to residential zones.

Commissioner Bartolo questioned the standard of Green Building certification.

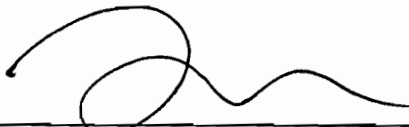
Commissioner Hamaker questioned the infrastructure on Horn Avenue.

Commissioner Bartolo commented on tight neighborhood parking, and suggested for future reference, staff give direction to the Planning Commission to deny the issuance of parking permits.

Chair D'Amico commented on permit parking spots given away as encroachment permits and stated his desire to start a discussion regarding mitigation methods and compounded development in residential neighborhoods.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 8:05 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, September 7, 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 7TH DAY OF SEPTEMBER, 2006.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR