



PLANNING COMMISSION MINUTES
Regular Meeting
November 4, 2010

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

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE: Jeffrey Skorneck led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, Bernstein, DeLuccio, Hamaker, Vice-Chair Guardarrama, Chair Yeber.

Commissioners Absent: Buckner.

Staff Present: Laurie Yelton, Associate Planner, Jennifer Alkire, Associate Planner, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Move Agenda Item No. 9.C. (Zone Text Amendments) to the Consent Calendar as Agenda Item No. 8.A.

ACTION: Approve the Planning Commission Agenda of Thursday, November 4, 2010 as amended. **Moved by Vice-Chair Guardarrama, seconded by Commissioner DeLuccio, and unanimously carried; notating the abstention of Commissioner Buckner.**

5. APPROVAL OF MINUTES.

A. September 23, 2010

ACTION: Approve the Planning Commission Minutes of Thursday, September 23, 2010 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Buckner.**

B. September 30, 2010

ACTION: Approve the Planning Commission Minutes of Thursday, September 30, 2010 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Buckner.**

C. October 21, 2010

ACTION: Approve the Planning Commission Minutes of Thursday, October 21, 2010 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried; notating the abstention of Commissioner Buckner.**

6. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD, commented on the city's budget, growth of city staff, payroll increases and future retirement benefits.

7. ITEMS FROM COMMISSIONERS.

Commissioner Guardarrama wished Donna Saur well.

8. CONSENT CALENDAR.

A. Zone Text Amendments.

Amendment to the Zoning Ordinance clarifying Green Building Standards, Solar Access and Solar Equipment Standards, Affordable-Housing Incentives, Irrigation and Water Conservation Standards, and Permit Time Limits and Extensions, citywide, West Hollywood, California.

As part of the amended agenda, Commissioner DeLuccio requested changing the verbiage in Resolution No. PC 10-948, Attachment A, regarding: "*Director modification...*"; Section 19.20.170 Solar Access and Solar Equipment.

John Keho, Planning Manager stated the wording can be changed to read as follows: "*The standards may be modified by the Review Authority...*".

ACTION: 1) Adopt Resolution No. PC 10-948 as amended: a) Section §19.20.170 Solar Access and Solar Equipment, "*The standards may be modified by the ~~Director~~ Review Authority ...*"; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2010-002, CLARIFYING GREEN BUILDING STANDARDS, SOLAR ACCESS AND SOLAR EQUIPMENT STANDARDS, AFFORDABLE HOUSING INCENTIVES, IRRIGATION AND WATER CONSERVATION STANDARDS, AND PERMIT TIME LIMITS AND EXTENSIONS CITY WIDE, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner Altschul, seconded by Commissioner Bernstein and unanimously carried; notating the abstention of Commissioner Buckner.**

9. PUBLIC HEARINGS.

A. 7914 Norton Avenue.

Demolition Permit, Development Permit:

Laurie Yelton, Associate Planner provided a visual presentation and background information as presented in the staff report dated Thursday, November 4, 2010.

She stated the applicant is requesting to demolish a ten-unit apartment building to construct a four-story, eight-unit condominium building.

She stated this site was not significant to merit further review as a local cultural resource. She detailed zoning, neighborhood compatibility, concerns of the Design Review Subcommittee, color scheme, modulations, landscaping, amenities, parking garage and clarified the setbacks.

Staff recommends approval.

Commissioner DeLuccio requested clarification regarding the cypress trees and questioned the removal and [possible] saving of these trees.

Commissioner Altschul requested clarification regarding the front yard setbacks.

Commissioner Hamaker questioned if there are tenants in the current building and if the property has been ellised.

Jeffrey Skorneck, Housing Manager, provided background information regarding the property, stating it has been ellised and has been vacant for many years.

Commissioner Altschul questioned if there are any outstanding citations on the property.

Jeffrey Skorneck, Housing Manager, stated there are no citations and the property has been well-managed for the last several years.

Commissioner DeLuccio disclosed for the record he made a site visit.

Commissioner Hamaker disclosed for the record she made a site visit.

Chair Yeber disclosed for the record he made a site visit.

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

SIAVASH KHADZEZHDADEH, LA JOLLA, principal architect, presented the applicant's report. He provided a history of the project and illuminated the concerns brought forth by the Design Review Subcommittee and various neighborhood meetings. He spoke regarding the façade, color scheme, parking, common areas, landscaping, setbacks, and height. He clarified why the cypress trees could not be saved.

Commissioner DeLuccio requested clarification regarding the cypress trees.

Chair Yeber requested clarification regarding the deck location and questioned the landscaping layout(s).

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the loss of affordable housing units.

CASSANDRA SILVER, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the loss of trees and landscaping.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding local cultural resource designations, loss of trees, height, and neighborhood compatibility.

LYNN RUSSELL, WEST HOLLYWOOD, opposes staffs recommendation of approval.

SIAVASH KHADZEZHDADEH, LA JOLLA, principal architect, presented the applicant's rebuttal. He provided clarification regarding the landscaping and parking.

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

Chair Yeber requested staff to clarify the new development standards and permeable surfaces.

Commissioner Bernstein questioned parking permits and the idling of construction vehicles.

Commissioner Hamaker questioned if the former tenants had available parking.

Laurie Yelton, Associate Planner, stated for the record, street parking was only available.

Commissioner Altschul moved to: 1) approve staff's recommendation of approval.

Seconded by Vice-Chair Guardarrama.

Chair Yeber questioned if the language; "Fire Department and Stand Pipes" could be added to Resolution No. PC 10-942, page 11 of 14.

John Keho, Planning Manager, confirmed that language will be added.

Commissioner Bernstein stated he could not support the motion. He could not identify this project as exemplary.

Commissioner DeLuccio stated he does not find this project to be of a superior design. He had concerns regarding the cypress trees and setbacks.

Commissioner Hamaker had concerns regarding the color scheme and the façade.

Vice Chair Guardarrama stated this project meets the exemplary design standards. He spoke regarding the design and massing modulation.

Commissioner Altschul stated this project meets all requirements of the Zoning Code.

Chair Yeber has concerns regarding the height and loss of trees.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 10-942 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2009-016 AND DEVELOPMENT PERMIT 2009-012, FOR THE DEMOLITION OF TEN DWELLING UNITS AND THE CONSTRUCTION OF A FOUR-STORY, EIGHT-UNIT CONDOMINIUM BUILDING, LOCATED AT 7914 WEST NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 10-950 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2009-006 (MAJOR LAND DIVISION NO. 71423), FOR THE PROPERTY LOCATED AT 7914 WEST NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) close Public Hearing Item 9.A. **Moved by Commissioner Altschul, seconded by Vice-Chair Guardarrama and passes on a Roll Call Vote:**

AYES: Altschul, Hamaker, Vice-Chair Guardarrama, Chair Yeber.

NOES: Bernstein, DeLuccio.

ABSENT: Buckner.

RECUSED: None.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:35 P.M.
AND RECONVENED AT 7:40 P.M.**

B. 937 N. Fairfax Avenue.

Demolition Permit, Development Permit, Modification Permit:

Jennifer Alkire, Associate Planner provided a visual presentation and background information as presented in the staff report dated Thursday, November 4, 2010.

She stated the applicant is requesting to construct a five-story mixed-use building including ground-floor office space and seventeen rental units for very low income seniors. The proposal includes a density and height bonus for affordable housing projects as well as three concessions pursuant to the provisions in SB 1818. The requested concessions are to increase floor area ratio (FAR) and height, and to waive the requirement for private open space. The applicant also requests a 10% modification to the required common open space.

She clarified the bonuses, concessions, incentives, and reductions requested by the applicant. She detailed the modifications, allowable height, floor area ratio, parking, private open space, common open space, indoor common areas, affordable housing, design, façade, massing, color scheme and materials, fire regulations, commercial space, and balconies.

Staff recommends approval.

Commercial Bernstein requested clarification regarding the reduction of parking spaces.

Commissioner DeLuccio requested clarification concerning the guidelines of SB 1818 and height limits.

Commissioner Hamaker questioned the commercial parking requirements.

Commissioner Altschul thanked the developers for recognizing Janet Witkin with this project.

Commissioner DeLuccio disclosed for the record he made a site visit.

Vice-Chair Guardarrama disclosed for the record he made a site visit.

Chair Yeber disclosed for the record he made a site visit.

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

DAVID GRUNWALD, LOS ANGELES, Executive Director, Alternative Living for the Aging, applicant's representative, presented the applicants report. He provided a history of the project site, and detailed the financing and public subsidy incentives.

WADE KIILLEFER, SANTA MONICA, architect, continued the applicant's report. He detailed the parking, landscaping, courtyard, housing units, balconies, roof deck, community room, façade materials, and LEED Platinum measures.

Chair Yeber questioned the setbacks of the building to the west of the property, the master utility pole setbacks and the placement of the standpipes and electrical boxes. He requested clarification regarding the rear stairwell and the ground corridor.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He questioned the low income eligibility listing, and commented on the lack of private open space.

STEVE MARTIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

DAVID GRUNWALD, LOS ANGELES, Executive Director, Alternative Living for the Aging, applicant's representative, presented the applicants rebuttal. Citing the Fair Housing Law, he stated the low income units cannot be specifically targeted for West Hollywood residents. He requested approval of the project.

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

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

Seconded by Commissioner Bernstein.

Commissioner Hamaker commended the applicant on the LEED Platinum.

Commissioner Bernstein stated the Project Area Committee (PAC) supported this project and had concerns regarding the future implications of SB 1818.

Vice-Chair Guardarrama questioned whether the City Attorney is satisfied that the findings are sufficient to grant all the concessions, including the additional two parking spaces.

Christi Hogin, Assistant City Attorney, stated for the record that they are sufficient.

Chair Yeber had concerns regarding the interpretation issues regarding SB 1818.

Staff clarified and detailed the concessions of SB 1818 for this project and the likelihood of future projects.

Commissioner DeLuccio stated his support of this project and commended the applicant.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 10-946 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEMOLITION PERMIT 2010-006 AND DEVELOPMENT PERMIT 2010-012, TO ALLOW FOR THE DEMOLITION OF ALL STRUCTURES ON THE SITE AND THE CONSTRUCTION OF A NEW, FIVE (5) STORY MIXED-USE BUILDING WITH SEVENTEEN (17) UNITS OF SENIOR AFFORDABLE HOUSING, AND MODIFICATION PERMIT 2010-005, FOR A TEN PERCENT (10%) REDUCTION IN REQUIRED COMMON OPEN SPACE, FOR THE PROPERTY LOCATED AT 937 NORTH FAIRFAX AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 3) close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

AYES: Altschul, Bernstein, DeLuccio, Hamaker, Vice-Chair Guardarrama, Chair Yeber.

NOES: None.

ABSENT: Buckner.

RECUSED: None.

The following item was moved to the Consent Calendar as part of the amended agenda.

C. Zone Text Amendments.

Amendment to the Zoning Ordinance clarifying Green Building Standards, Solar Access and Solar Equipment Standards, Affordable-Housing Incentives, Irrigation and Water Conservation Standards, and Permit Time Limits and Extensions, citywide, West Hollywood, California.

ACTION: 1) Moved to Consent Calendar as Item 8.A. **Moved by Vice-Chair Guardarrama, seconded by Commissioner DeLuccio, and unanimously carried; notating the abstention of Commissioner Buckner as part of the amended agenda.**

10. NEW BUSINESS.

A. Appointment to the Bicycle Task Force.

ACTION: 1) Appoint Commissioner Bernstein. **Moved by Chair Yeber and unanimously carried; notating the abstention of Commissioner Buckner.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

B. Planning Manager's Update.

John Keho, Planning Manager, provided an update on the recruitment process for a temporary Urban Designer, until a permanent recruitment is formalized.

14. PUBLIC COMMENT.

LYNN RUSSELL, WEST HOLLYWOOD, commented on the publication and availability of a pattern book for single family affordable housing.

15. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker stated the West Hollywood Community Housing Corporation is having a ground breaking for the project on Hayworth Avenue on Saturday, November 6, 2010.

Commissioner Bernstein commented on the memorial for the late architect Steven Kanner, which was held at the Architecture and Design Museum. A retrospective of his work will also be shown through January, 2011.

16. ADJOURNMENT: The Planning Commission adjourned at 8:25 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, November 18, 2010 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 18TH DAY
OF NOVEMBER, 2010.



CHAIRPERSON

ATTEST:



COMMISSION SECRETARY