



PLANNING COMMISSION MINUTES
Regular Meeting
March 17, 2011

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 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE:** Ric Abramson led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Altschul, Bernstein, Buckner, DeLuccio, Hamaker, Chair Yeber.

Commissioners Absent: None.

Staff Present: Francisco Contreras, Senior Planner, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.
4. **SPECIAL ORDER OF BUSINESS:**
 - A. **ELECTION OF VICE-CHAIR.**
Elect Alan Bernstein as Vice-Chair of the Planning Commission for a term ending June 30, 2011. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner and unanimously carried.**
5. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, March 17, 2011 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker.**
6. **APPROVAL OF MINUTES.**
 - A. **None.**
7. **PUBLIC COMMENT.**
DAVID EICHMAN, LOS ANGELES, Public Safety Commission, spoke regarding pedestrian public safety issues.
8. **ITEMS FROM COMMISSIONERS.**
Commissioner Buckner congratulated Commissioner Bernstein on his election as Vice-Chair.
9. **CONSENT CALENDAR.** None.

Commissioner Hamaker recused herself and left the meeting at this time, stating she is an employee of the West Hollywood Community Housing Corporation.

10. PUBLIC HEARINGS.

A. 1145-1153 N. La Brea Avenue

Demolition Permit, Development Permit:

Francisco Contreras, Senior Planner provided a visual presentation and background information as presented in the staff report dated Thursday, March 17, 2011.

He stated the applicant is proposing to demolish three commercial structures and associated surface parking lots to construct a five-story mixed-use building containing thirty-one affordable rental units and one manager's unit that will be managed by the West Hollywood Community Housing Corporation.

He provided details of the current location, acreage, rental units, private open space concession, parking concession, exterior façade and materials.

He notated the following amendment to Resolution No. PC 11-957; Section 9.1; shall read as follows: *"The project shall comply with the requirements of the streetscape plan for La Brea Avenue. The following improvements may be required in conjunction with the development project and completed prior to issuance of a Certificate of Completion for the project, as required by the City Engineer."*

Todd Gish, Contract Urban Designer, presented the urban design analysis. He provided details regarding the articulation of the facade

Staff recommends approval.

Commissioner Buckner requested clarification regarding the plans submitted to the Project Area Committee members.

Commissioner Bernstein requested clarification regarding the reduction of parking.

Commissioner Altschul disclosed for the record he spoke to a member of the West Hollywood Community Housing Corporation, which was limited to matters contained in the staff report.

Commissioner DeLuccio disclosed for the record he spoke to a member of the West Hollywood Community Housing Corporation, which was limited to matters contained in the staff report.

Chair Yeber disclosed for the record he spoke to a member of the West Hollywood Community Housing Corporation, which was limited to matters contained in the staff report.

Chair Yeber opened public testimony for Item 10.A.:

JESSE SLANSKY, LOS ANGELES, representing the West Hollywood Community Housing Corporation, presented the applicant's report. He introduced and detailed the project's concepts, affordable housing component, streetscape, and parking.

JOHN MUTLOW, SANTA MONICA, architect, continued the applicant's report. He addressed the façade, corner architectural element, communal public elements, and setbacks.

PATRICK TIGHE, SANTA MONICA, architect, continued the applicant's report. He spoke and detailed square footage, residential units, commercial space, parking, common and private outdoor spaces, solar panels, community room, terrace and landscaping gardens.

Commissioner DeLuccio requested clarification of the location of the recreation room.

Chair Yeber inquired about the location of the staircases.

EVA KSENDZONSKY, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JAMES PACE, TORRANCE, has concerns regarding this item. He questioned the construction process, parking, traffic issues and noise.

ACTION: Close public testimony for Item 10.A: **Motion carried by consensus of the Commission.**

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

Seconded by Commissioner DeLuccio.

Commissioner Bernstein thanked the applicant for listening to community input and staff recommendations.

Commissioner DeLuccio requested clarification of the Urban Art Requirement.

Commissioner Altschul commented on the sensational design of the project.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 11-957 as amended: Section 9.1) *“The project shall comply with the requirements of the streetscape plan for La Brea Avenue. The following improvements may be required in conjunction with the development project and completed prior to issuance of a Certificate of Completion for the project, as required by the City Engineer.”*; “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND DEVELOPMENT PERMIT TO DEMOLISH ALL STRUCTURES ON THE SITE FOR THE CONSTRUCTION OF A FIVE-STORY MIXED-USE BUILDING CONTAINING 31 AFFORDABLE RESIDENTIAL RENTAL UNITS, ONE MANAGER’S UNIT, AND 1,287 SQUARE FEET OF GROUND LEVEL COMMERCIAL OFFICE USE, FOR THE PROPERTY LOCATED AT 1145-1153 N. LA BREA AVENUE, WEST HOLLYWOOD, CALIFORNIA;”. and 3) close Public Hearing Item 10.A. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Altschul, Buckner, DeLuccio, Vice-Chair Bernstein, Chair Yeber.
NOES: None.
ABSENT: None.
RECUSED: Hamaker.

- 11. **NEW BUSINESS.** None.
- 12. **UNFINISHED BUSINESS.** None.
- 13. **EXCLUDED CONSENT CALENDAR.** None.
- 14. **ITEMS FROM STAFF.**

A. Planning Manager’s Update.

John Keho, Planning Manager, provided an update regarding the upcoming General Plan hearings before the City Council and updated upcoming projects tentatively scheduled for Planning Commission.

- 15. **PUBLIC COMMENT.** None.
- 16. **ITEMS FROM COMMISSIONERS.**

ACTION: Cancel the Planning Commission meeting on Thursday, April 7, 2011.
Motion carried by consensus of the Commission.

17. **ADJOURNMENT:** Notating the cancellation of the Planning Commission meeting on Thursday, April 7, 2011, the Planning Commission adjourned at 7:25 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, April 21, 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 21ST DAY OF APRIL, 2011.



MARC YEBER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY