



PLANNING COMMISSION MINUTES
Regular Meeting
March 1, 2012

West Hollywood Park Public Meeting Room – Council Chambers
625 N. San Vicente Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE: Pat Dixon led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Aghaei, DeLuccio, Huebner, Yeber, Vice-Chair Buckner, Chair Bernstein.

Staff Present: Laurie Yelton, Associate Planner, Todd Gish, Contract Urban Designer, John Keho, Current and Historic Preservation Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA.

ACTION: Approve the Planning Commission Agenda of Thursday, March 1, 2012 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried.**

5. APPROVAL OF MINUTES.

A. February 16, 2012

ACTION: Approve the Planning Commission Minutes of Thursday, February 16, 2012 as presented. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Buckner and unanimously carried.**

6. PUBLIC COMMENT.

STEPHANIE HARPER, WEST HOLLYWOOD, commented on public meeting times and suggested all city related meetings take place at 7:00 P.M. She stated her concerns regarding the upcoming Plummer Park renovation and thanked outgoing Commissioner Lauren Meister for her service.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR.

A. 500 N. Orlando Avenue:

On Thursday, February 2, 2012, the Planning Commission directed staff to return with a resolution of denial to subdivide a four-unit apartment building into four condominiums.

ACTION: 1) Adopt Resolution No. PC 12-1003 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING PARCEL MAP NO. 71807 (TENTATIVE TRACT MAP 2011-004), TO SUBDIVIDE A FOUR-UNIT APARTMENT BUILDING INTO FOUR CONDOMINIUMS, FOR THE PROPERTY LOCATED AT 500 N. ORLANDO AVENUE, WEST HOLLYWOOD, CALIFORNIA. **Moved by Chair Bernstein, seconded by Commissioner Aghaei and passes on a Roll Call Vote:**

AYES: Aghaei, Huebner, Yeber, Vice-Chair Buckner, Chair Bernstein.

NOES: DeLuccio.

ABSENT: None.

RECUSED: None.

B. 7100 Santa Monica Boulevard (Target):

On Thursday, February 2, 2012, , the Planning Commission directed staff to return with a resolution of denial to a conditional use permit allowing the sale of full alcohol in addition to the existing sale of beer and wine for off-site consumption at Target.

ACTION: 1) Adopt Resolution No. PC 12-999 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING AN AMENDMENT TO CONDITIONAL USE PERMIT TO ALLOW THE SALE OF FULL ALCOHOL IN ADDITION TO THE EXISTING SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION AT TARGET, A RETAIL STORE LOCATED AT 7100 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. **Moved by Chair Bernstein, seconded by Commissioner Aghaei and passes on a Roll Call Vote:**

AYES: Aghaei, Huebner, Yeber, Vice-Chair Buckner, Chair Bernstein.

NOES: DeLuccio.

ABSENT: None.

RECUSED: None.

9. PUBLIC HEARINGS.

A. 1019-1021 N. San Vicente Boulevard:

Laurie Yelton, Associate Planner, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, March 1, 2012.

She provided a detailed history of the project and stated the City Council (on appeal) reviewed this application on Monday, April 4, 2011. At the City Council meeting, two residents spoke in opposition to the proposed project as they were concerned that the project was not compatible with the area, too modern in design, and too tall and massive for the neighborhood.

The City Council recommended that the applicant re-design the project in order to better fit the neighborhood. The City Council remanded the re-designed building back to the Planning Commission for its input and review, but retained the item at the City Council.

She provided photo simulations of the original project which went before the Planning Commission on Thursday, November 19, 2009.

She provided photo simulations of the re-designed project which went before the City Council on Monday, April 4, 2011.

She provided photo simulations of the re-designed project which went before the Planning Commission Design Review Subcommittee on Thursday, September 8, 2011.

She provided revised photo simulations of the current and final re-designed project.

Todd Gish, Contract Urban Designer, presented the Design Review Subcommittee report. He spoke of the previous version, stating it was a boxy, modern composition in brightly contrasting colors and sleek materials with sweeping horizontal projections. He stated insufficient attention was given to the entrances and the architectural relationship to the street.

In the current revised version, the overall size, bulk and layout of the project are essentially unchanged. The biggest change is in the architectural style, to a very simplified Mediterranean or mission revival.

He stated the façade's massing is better organized into a series of stepped balconies topped with wood trellises. Along the side elevations, massing is better shaped by subtracting one foot widths of building area allowing a more pronounced recess and projection rhythm. This allows for more attractive and coherent detailing; using roof eaves, brackets, ledges, balconies, and mullioned windows and doors to modulate the facades.

Exterior materials and colors are more restrained and complimentary. Project entrances to the site of the building are better defined and expressed through the use of low site walls, gates, street number signage and a projecting trellis canopy.

This revised design is an improvement from the previous version.

Commissioner DeLuccio requested clarification regarding the setbacks and open space.

Commissioner Yeber clarified the “design” and neighborhood compatibility issues are what the commission is considering.

Chair Bernstein reiterated this item is currently on appeal to the City Council. The commission will presumably be making a recommendation of opinion on the design only to the City Council tonight.

Chair Bernstein opened the public hearing for Item 9.A.:

AMIT APEL, WOODLAND HILLS, applicant, presented the applicant’s report. He detailed the reiterations the project has gone through. He spoke on neighborhood compatibility.

GARY PIERSON, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility.

MARK WINTERS, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility.

JOHN CONTE, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility.

LYNN RUSSELL, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding neighborhood compatibility and spoke in support of the re-designed project.

AMIT APEL, WOODLAND HILLS, applicant, presented the applicant’s rebuttal. He spoke on the redesign, massing, density and sensitivity to the surrounding neighborhood.

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

Commissioner Yeber spoke on the previous versions of the building(s) and stated they just weren’t working. In this case, it is much more sensitive to the broader neighborhood around San Vicente Boulevard and behind it. He stated the current re-design is not stellar, but it certainly is a great improvement from what was presented in the past. He supports a recommendation to City Council.

Commissioner Aghaei stated the current re-design is more sensitive to the neighboring properties, with respect to its congruency. He commented on the current design and stated it will not win any awards, but it seems to be congruent with the rest of the neighborhood and is not offensive. He supports a recommendation to City Council.

Vice-Chair Buckner stated the re-design is much improved over the previous versions. She acknowledged the applicant worked with the design review subcommittee to create something that would fit into the neighborhood. The design is not nearly as wonderful as a lot of the other buildings this designer has produced; however, she can support a recommendation to City Council.

Chair Bernstein moved to: 1) recommend to City Council the Planning Commission finds this design compatible with the neighborhood and an acceptable example of in-fill architecture.

Seconded by Commissioner DeLuccio.

Chair Bernstein commented on the length of time this project has been in development and stated this re-design is acceptable. He reiterated to the neighbors; this project will have a rigorous series of construction regulations. He encouraged public participation at the City Council level.

Commissioner Huebner commented on the applicant's involvement and stated this is not his favorite building, but it is a marked improvement. He likes the articulation. He commented on the unavoidable impacts of construction, but stated there are adequate mitigation measures in place. He supports a recommendation to City Council.

ACTION: 1) Adopt Resolution No. PC 12-1005 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE REVISED DESIGN OF THE BUILDING FOR A FIVE-UNIT CONDOMINIUM PROJECT, FOR THE PROPERTY LOCATED AT 1019-1021 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 2) Close Public Hearing Item 9.A. **Moved by Chair Bernstein, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

AYES: Aghaei, DeLuccio, Huebner, Yeber, Vice-Chair Buckner, Chair Bernstein.

NOES: None.

ABSENT: None.

RECUSED: None.

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

A. Planning Manager's Update.

John Keho, Current and Historic Preservation Planning Manager, stated there are currently no items scheduled for the Planning Commission meetings on Thursday, March 15, 2012 and Thursday, April 5, 2012. Those meetings will be officially cancelled.

He stated code compliance investigated the concerns of the site at 500 N. Orlando Avenue. They are currently working with the owners to clean it up.

The Parking Credits Program will be going before City Council on Monday, March 5, 2012. He requested the Chair appear before the City Council to represent the Planning Commission.

14. PUBLIC COMMENT.

CATHY BLAIVAS, WEST HOLLYWOOD, stated her concerns regarding the upcoming Plummer Park renovation and thanked outgoing Commissioner Lauren Meister for her service.

JAMES CHUD, WEST HOLLYWOOD, member of the Disabilities Advisory Board for the City of West Hollywood, introduced himself and stated he has been selected as the liaison for the Planning Commission to observe upcoming projects that may have ramifications for people who are disabled. He will bring forward any issues or concerns and report back to the Disabilities Advisory Board.

15. ITEMS FROM COMMISSIONERS.

Commissioner Aghaei thanked outgoing Commissioner Lauren Meister for her service and dedication on the commission.

Commissioner Yeber thanked outgoing Commissioner Lauren Meister for her service and dedication on the commission.

Vice-Chair Buckner thanked outgoing Commissioner Lauren Meister for her service and dedication on the commission.

Commissioner DeLuccio thanked outgoing Commissioner Lauren Meister for her service and dedication on the commission. He stated he will be on vacation and will return to the commission in May, 2012.

Commissioner Huebner thanked outgoing Commissioner Lauren Meister for her service and dedication on the commission.

Chair Bernstein thanked outgoing Commissioner Lauren Meister for her service and dedication on the commission.

16. **ADJOURNMENT:** Notating the cancellations of the Planning Commission meetings on Thursday, March 15, 2012 and Thursday, April 5, 2012, the Planning Commission adjourned at 7:10 P.M. to a regularly scheduled meeting which will be on Thursday, April 19, 2012 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 19TH DAY OF APRIL, 2012.



ALAN BERNSTEIN, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY