



PLANNING COMMISSION MINUTES
Regular Meeting
February 7, 2013

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

1. **CALL TO ORDER:** Chair Buckner called the meeting of the Planning Commission to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE:** Ed Levin led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Bernstein, Huebner, Yeber, Vice-Chair DeLuccio, Chair Buckner.

Commissioners Absent: None.

Staff Present: Emily Stadnicki, Senior Planner, Jennifer Alkire, Associate Planner, Stephanie Reich, Urban Designer, Bob Cheung, Senior Transportation Planner, John Keho, Current and Historic Preservation Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
Move public hearing Item 9.A. (8760 Shoreham Drive) after public hearing Item 9.C. (8497-8499 Sunset Boulevard – Billboard).

ACTION: Approve the Planning Commission Agenda of Thursday, February 7, 2013 as amended. **Moved by Commissioner Bernstein, seconded by Vice-Chair DeLuccio and unanimously carried.**
5. **APPROVAL OF MINUTES.**

A. **January 17, 2013**

ACTION: Approve the Planning Commission Minutes of Thursday, January 17, 2013 as presented. **Moved by Commissioner Huebner, seconded by Vice-Chair DeLuccio and unanimously carried.**
6. **PUBLIC COMMENT.**
STEVE MARTIN, WEST HOLLYWOOD, commented on the proposed project and lack of communication regarding the possible development of the MTA site located at Santa Monica Boulevard and San Vicente Boulevard.
7. **ITEMS FROM COMMISSIONERS.** None.
8. **CONSENT CALENDAR.** None.

9. PUBLIC HEARINGS.

A. 8760 Shoreham Drive:

Continued from Thursday, January 17, 2013. Applicant is requesting to extend entitlements and later design of a previously approved twelve-unit condominium building with subterranean parking.

ACTION: Moved to be heard after public hearing item 9.C. as part of the amended agenda. **Moved by Commissioner Bernstein, seconded by Vice-Chair DeLuccio and unanimously carried.**

B. 8497-8499 Sunset Boulevard.

(Karma Mixed-Use Project – Appeal):

Emily Stadnicki, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, February 7, 2013.

She stated the appeal is of the Community Development Director's approval of the mixed-use project.

She provided a history of the project site and stated it includes the demolition of a thirty-one-unit apartment complex and the construction of a five-story, 28,139 square-foot mixed use project consisting of eleven rental apartments (including one onsite affordable rental unit) and 11,240 square feet of retail and restaurant uses. It also includes a request for a billboard which will be processed as a separate public hearing item.

The project requires 99 parking spaces for the combined uses per City Code; but 112 spaces are proposed as part of the project. Vehicular access for all onsite parking would be taken from Miller Drive at the southwestern corner of the proposed building and there are four levels of subterranean parking.

This application was approved on December 3, 2012. She stated for projects of less than 30,000 square-feet in the Sunset Specific Plan Area, the decision maker is the Community Development Director. An appeal of this decision was filed by Warren Kourt, John Ferraro, David Freeman and Isabel Schenkel on December 13, 2012.

She reiterated the original application was for a larger development project; which was an eight-level, 62,605-square-foot mixed use project with thirty-four units (including 10 on site affordable units) and 9,160 square feet of commercial, (as well as an integrated billboard).

That original project encompassed the subject site and the adjoining site located in the City of Los Angeles. The larger project was originally approved by the Planning Commission in August 2010. John Ferraro, on behalf of residents of Miller Drive, Miller Place, Miller Way, Hedges Place, Hedges Way, and Queens Road, appealed the decision. City Council denied the appeal and approved the project on January 18, 2011. While the City approved the portion of the project located in West Hollywood, the City of Los Angeles has not approved the portion within their jurisdiction.

An Environmental Impact Report (EIR) was certified for the larger project and much of the earlier analysis was used in the completion of a new Initial Study and Mitigated Negative Declaration for this project. The applicant agreed to all the mitigation measures identified for the larger project.

She stated neighbors originally expressed concerns that the project's proposed entrance/exit on Miller Drive would result in increased traffic and delays in emergency response time. These issues were also analyzed and addressed in the certified EIR.

As compared to the project trips that were analyzed for the larger project, the smaller project would generate fewer trips. Trip Generation Assessments were run with the newly proposed square footages to confirm. The findings concluded that the project would not create any significant traffic impacts at any of the study locations except for the intersection of Sunset Boulevard/La Cienega/Miller Drive and concluded that the significant impact would be fully mitigated with the required intersection improvements.

She detailed the mitigation measures for the intersection of Sunset Boulevard and La Cienega/Miller Drive. As part of the project's mitigation measure, the northbound approach on La Cienega will be restriped to provide for an additional right-turn lane.

The concerns raised by the appellant's were previously addressed in the environmental impact analysis for the larger project and staff reports that were reviewed by the Planning Commission and City Council. No new data, evidence, analysis, or other information has been submitted and no errors in the previous evaluation have been determined. The data and technical analysis prepared for this project were based on professional standards and industry practices.

The proposed project will develop a dramatic, sustainable high-quality building at the intersection of two important City corridors and is in compliance with goals and provisions of the General Plan, the Sunset Specific Plan, and the Zoning Code and no variances or concessions are requested. The project incorporates sustainable design principles and will be a high-achieving green building project.

The project's mix of uses and architectural and urban design elements will significantly enhance the streetscape and improve pedestrian activity along Sunset Boulevard.

Stephanie Reich, Urban Designer, presented the design review report. She stated the design has largely remained unchanged; except for its reduction in size. Staff still believes it is still an exemplary design. She detailed the location, stating it creates a very slender profile and it is also has a very dynamic architecture as well as the off-site advertisement, which will be well integrated into the architecture. Those qualities make it unique to its actual location and fits in well with the topography.

On March 25, 2010, the he Planning Commission Design Review Subcommittee reviewed the project and commended the project on its spectacular design. There is a generous plaza, characterized by restaurant frontage, with potential outdoor dining on the east, and retail at the west, which will enliven the streetscape. There is also an outdoor dining view terrace above a portion of the restaurant, featuring expansive views that will be available to the public.

Staff recommends denying the appeal and approving the project and design.

John Keho, Planning Manager clarified why this project was recently approved at staff level; rather than having it come before the Planning Commission in a public hearing. He stated the Sunset Specific Plan indicates the decision authority rests at staff (Director) level. Staff also looked at what was approved previously, and the Planning Commission had unanimously approved the larger project. City council had denied an appeal and approved the larger project as well.

Commissioner Huebner disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Bernstein disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Aghaei disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Yeber disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report. He sat on the original commission and design review subcommittee for the original project.

Vice-Chair DeLuccio disclosed for the record he spoke with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Chair Buckner disclosed for the record she spoke with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report. She sat on the original commission and design review subcommittee for the original project.

Vice-Chair DeLuccio requested clarification regarding the square-footage and approval process.

Commissioner Yeber requested clarification and comparisons regarding trip generation with the current project versus the old project.

Chair Buckner opened the public hearing for Item 9.B.:

GUY MAISNIK, LOS ANGELES, appellant's representative, presented the appellants report. He spoke regarding the concerns of commercial projects being built on narrow streets next to residential developments. He questioned what the standard of care for negligence or recklessness in approving a commercial driveway on a narrow street, in a highly congested and residential area. He stated it is not a matter of "trips" on Sunset Boulevard, but a matter of "congestion". He quoted a letter from the City of Los Angeles, Fire Department, stating by placing the exit and entrance on the west side of this commercial establishment is dangerous. "Trips" are irrelevant. "Safety" is the key. He does not believe the report ever addressed the concept of safety.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's report. He clarified the project is now a five level, above ground project, the residential component is now ten units, the retail restaurant space is now 9,520 square feet, plus 1,700 square feet of outdoor dining.

The 15,000 square-foot parcel within the City of Los Angeles is now unbuildable and will be landscaped for the benefit of the tenants on-site. There is now a sixty-foot rear yard setback on the project site. The project requires no variances, no modifications and no concessions. He stated the EIR and Mitigated Negative Declaration (MND) stated the traffic on this site is not mitigate-able. This project and its developer deserve closure to this entitlement process. He urged denial of the appeal.

CRAIG HODGETTS, LOS ANGELES, architect, continued the applicant's report. He provided a history of the project and detailed the redesign, landscaping and vegetation, setbacks, storefronts, dining terrace, duplex apartments, residential terraces, and energy efficiency windows.

RON HIRSCH, LOS ANGELES, transportation consultant, continued the applicant's report. He stated there has been no evidence or analyses provided by the appellant to support their traffic claims or to identify specific errors in any of the traffic related, technical analyses prepared by the City or consultants. He stated their firm has reviewed all of the documents and technical analyses, including the traffic study and EIR prepared for the original project as well as the Mitigated Negative Declaration for the revised project.

He confirmed his approval of all the calculations and conclusions of those documents, including that that the revised project will result in reduced trip generation. All traffic related impacts can be reduced to less than significant levels through implementation of the recommended mitigation.

He stated the project will in actuality clean up a number of existing operational and safety issues at that intersection. He detailed the revised configuration of the parking ingress and egress.

Commissioner Aghaei questioned the number of vehicles for queuing off Miller Drive.

RON HIRSCH, LOS ANGELES, transportation consultant stated a total of six vehicles for queuing.

Chair Buckner questioned the trash removal.

Commissioner Altschul stated the appellant's argument and their main point seems to be the driveway, it is not placed in a way as to maximize the opportunity for safety. He invited the transportation consultant to comment on this issue and concern.

RON HIRSCH, LOS ANGELES, transportation consultant stated the driveway is placed out of the intersection and the operations of access into Miller Drive will be improved by the removal of the existing loading and backing into the intersection currently from tuck-under parking.

Additionally, the entrance to the site will provide on-site queuing for about six cars, which will allow for any vehicles that are coming to the site to actually enter into the site without having to queue up on the street and block access.

Commissioner Altschul questioned if a six-queue arrangement is sufficient enough to get the cars off the street for 11,000 square-feet of commercial.

RON HIRSCH, LOS ANGELES, transportation consultant stated absolutely. A gate operated access allows capacity of somewhere between 300 and 400 vehicles per hour, which is well in excess of the amount of traffic that is anticipated to come to the project.

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, clarified the total square footage for the restaurant is 4,992 square feet, retail space is 4,500 square feet, and the outdoor dining is 1,700 square feet.

Vice-Chair DeLuccio questioned the placement of the entrances and exits, and queuing.

MICHAEL JAY, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the appeal and approve the project.

DAVID FREEMAN, LOS ANGELES, has concerns regarding this item. He spoke regarding safety concerns.

EDWARD LEVIN, WEST HOLLYWOOD, spoke in support of staff's recommendation to deny the appeal and approve the project.

NEIL JOHNSON, LOS ANGELES, has concerns regarding this item. He spoke regarding pedestrian safety.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the topography of Miller Drive and public safety concerns.

ROBERT COHEN, LOS ANGELES, has concerns regarding this item. He spoke regarding public safety concerns and the lack of urban vibrancy.

PHILLIP CARTER, LOS ANGELES, opposes staff's recommendation to deny the appeal and approve the project. He had concerns regarding traffic issues on Miller Drive.

JOHN FERRARO, LOS ANGELES, opposes staff's recommendation to deny the appeal and approve the project. He had concerns regarding ingress and egress for the property.

ELYSE EISENBERG, WEST HOLLYWOOD, opposes staff's recommendation to deny the appeal and approve the project. She has concerns regarding ingress and egress for the property.

PATRICIA MURPHY, LOS ANGELES, has concerns regarding this item. She spoke regarding traffic issues on Miller Drive.

TODD STEADMAN, LOS ANGELES, Sunset Strip Business Association, spoke in support of staff's recommendation to deny the appeal and approve the project.

NO APPELLANT REBUTTAL.

ANN GRAY, GLENDALE, applicant's representative, presented the applicants rebuttal. She spoke and detailed the location of the driveway.

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

Commissioner Aghaei questioned trip counts regarding the old project versus the new project and requested a trip count generation summary based on what is currently there and what is proposed.

Bob Cheung, Senior Transportation Planner stated the proposed project generates 245 less trips as compared to the previous project. 74 less trips during the a.m. peak; 33 less trips during the mid-day; 38 less trips during the p.m.; and weekend trips less 408 trips per day; and during the nighttime peak is 53 trips less.

Commissioner Yeber questioned if the trip generation speaks to the emergency access of Miller Drive.

Bob Cheung, Senior Transportation Planner stated it does. He indicated the concern seems to be traffic coming in and out of the project that will block Miller Drive. What the trip generation is telling us, during the peak hours, it is averaging less than one car per minute coming in or out of the site. Given that the site can queue up to six vehicles at any given time, is more than enough to alleviate the potential for cars backing up Miller Drive. He stated the proposed project will generate fewer impacts than what was originally proposed. The mitigation measure is still in place.

Commissioner Yeber questioned the safety of the intersection regarding pedestrian activity.

Bob Cheung, Senior Transportation Planner stated currently there are countdown pedestrian signals and push buttons. The city currently meets all standards.

John Keho, Planning Manager confirmed the new project would in fact provide a safer environment for pedestrians on the north side of Sunset Boulevard.

Commissioner Aghaei requested clarification regarding the entrance to the parking and trip generations.

Commissioner Altschul stated this is one of those situations that unfortunately things have dragged on for so long. People appeal things because they can. He stated the signatures for the appeal are signed by ninety percent of people not living in the area and don't express the points of view of the people on Miller Drive, whose points of view are very well taken, but have been sifted and heard over and above the amount of time that any other project gets.

Commissioner Altschul moved to: 1) deny the appeal, and 2) approve staff's recommendation of approval.

Seconded by Commissioner Aghaei.

Commissioner Aghaei stated from a design aspect the project is absolutely gorgeous. He was fond of the integration of the window screens (shades), which appears to become an interesting art component of the building. He stated his support of the ground floor retail and restaurant use on Sunset Boulevard. It attempts to connect the east and west side of Sunset Boulevard, making it more walkable and pedestrian friendly. In regards to the traffic conditions, he stated we have the optimal situation as it was approved back in 2008, while it has improved even further. He stated his support of this project as it has been presented.

Commissioner Yeber thanked the community for coming out and speaking of a very valid concern. He stated the previous project addressed those concerns and this reiteration does it even better, simply because it was scaled down significantly. If in fact the trip generation is less than the old project, one could make an assumption that the access is naturally going to be better than the project that was approved two years ago. This project in the beginning was one of the strongest projects he had seen in a long time. He stated his support of the project as proposed.

Vice-Chair DeLuccio stated staff alleviated the concerns he had with the ingress and egress. The project is less than half the size as originally proposed, and he was pleased the developers didn't push more square-footage onto the West Hollywood portion of the property.

Commissioner Huebner stated this is a spectacularly designed project. He understands all the concerns with traffic and safety, but after listening to all testimony, it has only improved the project. He supports the motion.

Chair Buckner stated her support of the project, and acknowledged this will be a beautiful addition to the community.

ACTION: 1) Deny the appeal, 2) Approve the application; 3) Adopt Resolution No. PC 13-1036 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING THE APPEAL OF WARREN K. KOURT, ET. AL. AND ADOPTING THE MITGATED NEGATIVE DECLARATION ("MND") AND MITIGATION MONITORING AND REPORTING PROGRAM ("MMRP") FOR THE 8497-8499 SUNSET BOULEVARD MIXED-USE PROJECT, LOCATED AT 8497-8499 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA," 4) Adopt Resolution No. PC 1037 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING THE APPEAL OF WARREN K. KOURT, ET. AL. AND CONDITIONALLY APPROVING A DEMOLITION

PERMIT AND A DEVELOPEMNT PERMIT TO DEMOLISH AN EXISTING THIRTY-ONE UNIT APARTMENT COMPLEX FOR THE CONSTRUCTION OF A 28,139 SQUARE-FOOT MIXED-USE PROJECT CONSISTING OF ELEVEN RENTAL UNITS (INCLUDING ONE ON-SITE AFFORDABLE RENTAL UNIT), AND 11,240 SQUARE-FEET OF COMMERCIAL (RETAIL AND RESTAURANT) USE, FOR THE PROPERTY LOCATED AT 8497-8499 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA," and 5) Close Public Hearing Item 9.B. **Moved by Commissioner Altschul, seconded by Commissioner Aghaei and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

RECUSED: None.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:10 P.M. AND RECONVENED AT 8:20 P.M.

C. 8497-8499 Sunset Boulevard.

(Karma Mixed-Use Project – Billboard):

Emily Stadnicki, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, February 7, 2013.

She stated the proposal is a request to install an integrated billboard on a proposed mixed-use project.

A 20' by 60' architectural billboard oriented toward Sunset and La Cienega Boulevards is proposed as part of the façade above the retail space at the second level.

The billboard is an integral part of the building's design. and as noted in the previous item, the building is an excellent addition to the vitality of the Sunset Strip.

Billboard signs in the City of West Hollywood are regulated with respect to size, number and location. The billboard being proposed in this application fully complies with the Sunset Specific Plan and West Hollywood Zoning Ordinance.

Staff recommends that the Planning Commission approve the proposed integrated billboard. The billboard is in full compliance with goals and provisions of the General Plan, the Sunset Specific Plan, and the Zoning Code and contributes to the projects architectural and urban design elements.

Vice-Chair DeLuccio requested clarification regarding the digital billboard.

John Keho, Planning Manager stated that is actually part of a larger item that would require Planning Commission and City Council review in the future.

Commissioner Huebner disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Bernstein disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Aghaei disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Yeber disclosed for the record he made a site visit and met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Commissioner Altschul disclosed for the record he met with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Vice-Chair DeLuccio disclosed for the record he spoke with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Chair Buckner disclosed for the record she spoke with the applicant's representative, Jeffrey Seymour. They discussed matters contained in the staff report.

Chair Buckner opened the public hearing for Item 9.C.:

JEFFREY SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's report. He stated they are here to answer any questions that may arise.

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

Vice-Chair DeLuccio moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Altschul.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 13-1038 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A BILLBOARD PERMIT TO INSTALL A NEW 20 FOOT TALL BY 60 FOOT WIDE INTEGRATED BILLBOARD IN CONJUNCTION WITH THE 28,139 SQUARE-FOOT MIXED-USE PROJECT, LOCATED AT 8497-8499 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA," and 3) Close Public Hearing Item 9.C. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

RECUSED: None.

Chair Buckner recused herself from the meeting at this time; noting her residence is within the 500 foot radius of the project site.

Commissioner Altschul recused himself from the meeting at this time; noting his residence is within the 500 foot radius of the project site.

The following item was heard out of order as part of the amended agenda.

A. 8760 Shoreham Drive:

Continued from Thursday, January 17, 2013. Jennifer Alkire, Associate Planner, provided an oral and visual presentation and background information as presented in the staff report dated Thursday, February 7, 2013.

She stated the applicant is requesting to extend the entitlements and change the exterior design elements of a previously approved condominium building. The building would be approximately 35,600 square-feet and contain twelve market rate units. The revised project includes one level of subterranean parking, rather than the previously approved two levels.

EXTENSION REQUEST:

She stated the project was originally approved in 2006. In 2008 and 2010 the applicant requested the entitlements extended. Those extensions were granted. The entitlements would have expired on January 28, 2013, but since the application was in process and they had applied on time, it is still active and pending a decision.

Since the original approval in 2006, many items have changed in the West Hollywood General Plan and Zoning Code. Those changes do not apply to these entitlements because they were granted prior to those changes.

State law automatically grants extensions to tract maps, therefore, the tract map on this project would be active automatically per state law till 2015.

Since the project entitlements and the tract map are linked, the City is not in the position to deny the extension of one part of it, while the other part is automatically extended per state law.

DESIGN CHANGES:

She stated the number of units will be reduced from twelve to eleven, a reduction in levels of subterranean parking from two levels to one level and there will be a change in the design of the project.

Stephanie Reich, Urban Designer, presented the design review report. She stated this project was originally designed in a pseudo-Italianate style. The commission had found the previous design was of exemplary design and that enabled certain aspects of the project to move forward.

One of the identifying elements of exemplary design for the initial project was the vertical towers. As the project was redesigned, staff worked together with the applicant and noted vertical towers were part of the original project that appeared important to the planning commission. Overall, staff believes that it is of exemplary design and it is better than the previous design.

Members of the design review subcommittee had some concerns about the pedestrian scale and overall scale of the project.

She stated staff has not yet had the opportunity to work with the applicant to modify the design, which would address the concerns of the design review subcommittee. There was also some landscape adjustments requested.

Staff will work with the applicant on these changes.

Vice-Chair DeLuccio questioned if staff considered this a major redesign from the original project.

Stephanie Reich, Urban Designer, stated one of the reason this was brought back to the design review subcommittee was the entire style expression of the project had changed.

Commissioner Bernstein requested legal counsel regarding the extension.

Christi Hogin, Assistant City Attorney explained the legalities of the extension request and tract map issues.

Commissioner Huebner stated the current drawings look slightly improved from the originals.

Commissioner Aghaei stated this design is superior to the pseudo-Italianate style. There was a concern regarding the façade. He is confident for staff to incorporate any comments made and follow through.

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

JOHN MEBASSER, SANTA MONICA, architect, presented the applicants report. He presented a history of the project's design and spoke regarding the handicap lift, parking, color palettes, facades, building entrance, tower elements, massing, setbacks, building height, site topography, common open space, and tenant accessibility.

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

Commissioner Aghaei stated this is a very improved design and more thoughtful. He stated his support of this design over the previous iteration.

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

Seconded by Commissioner Huebner.

Commissioner Bernstein stated his support of the motion, however he stated the commission is still constrained by Sacramento law regarding the recession and the need to provide opportunities for developers to develop. He probably would not support this, if it was not a legal obligation to do so. He recommended the applicant get started on this project within the next twenty-four months.

Vice-Chair DeLuccio stated he originally voted no on the original development, citing the massing was too large. This reiteration is a lot better. He stated his support of the motion.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 13-1035 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING THE REQUEST FOR EXTENSION OF THE ENTITLEMENTS AND DESIGN CHANGES FOR A CONDOMINIUM BUILDING, LOCATED AT 8760 SHOREHAM DRIVE, WEST HOLLYWOOD, CALIFORNIA," and 3) Close Public Hearing Item 9.A. **Moved by Commissioner Aghaei, seconded by Commissioner Huebner and passes on a Roll Call Vote:**

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

10. NEW BUSINESS.

A. Schedule a Joint Study Session with City Council.

This will be a special joint session of the Planning Commission and City Council to discuss the draft 2014-2021 Housing Element before it is submitted to the State Department and Community Development (HCD).

Vice-Chair DeLuccio opened public comments for Item 10.A.:

STEVE MARTIN, WEST HOLLYWOOD, commented on housing issues in West Hollywood.

ACTION: Schedule a Joint Study Session between the Planning Commission and City Council on Monday, May 6, 2013, and 2) Close public comment for Item 10.A. **Motion carried by consensus of the Commission.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Planning Manager's Update. None.

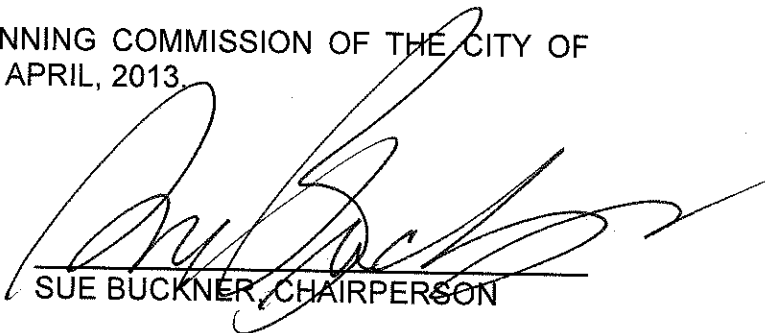
14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS.

Commissioner Huebner presented an update regarding the design review of Movietown Plaza mixed-use project and the Sunset Millennium mixed-use project.

ADJOURNMENT: Notating the cancellation of the Planning Commission meeting on Thursday, February 21, 2013, the Planning Commission adjourned at 8:50 P.M. to the next regularly scheduled meeting which will be on Thursday, March 7, 2013 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 OF THE CITY OF
WEST HOLLYWOOD ON THIS 4TH DAY OF APRIL, 2013.



SUE BUCKNER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY