



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**August 1, 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:** Sue Buckner led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Aghaei, Altschul, Huebner, Yeber, Vice-Chair DeLuccio, Chair Buckner.  
  
Commissioners Absent: None.  
  
Staff Present: Adrian Gallo, Associate Planner, John Keho, Current and Historic Preservation Planning Manager, Stephanie DeWolfe, Community Development Director, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.
4. **SPECIAL ORDER OF BUSINESS**  
Chair Buckner expressed her thanks and appreciation to David Gillig, Commission Secretary, staff planners, Melissa Antol, Long Range and Mobility Planning Manager, John Keho, Current and Historic Preservation Planning Manager, Stephanie DeWolfe, Community Development Director, the City Attorney's office, city councilmembers, fellow planning commissioners, and the general public for their support. She stated this was an exciting and fulfilling experience.
  - A. **ELECTION OF CHAIR.**  
**ACTION:** Elect Donald DeLuccio as Chair of the Planning Commission for a term through June 30, 2014. **Moved by Commissioner Huebner, seconded by Commissioner Yeber and unanimously carried.**
  - B. **ELECTION OF VICE-CHAIR.**  
**ACTION:** Elect Roy Huebner as Vice-Chair of the Planning Commission for a term through June 30, 2014. **Moved by Commissioner Altschul, seconded by Commissioner Buckner and unanimously carried.**
5. **APPROVAL OF AGENDA.**  
**ACTION:** Approve the Planning Commission Agenda of Thursday, August 1, 2013 as presented. **Moved by Commissioner Yeber, seconded by Commissioner Aghaei and unanimously carried.**

**6. APPROVAL OF MINUTES.**

**A. June 20, 2013**

**ACTION:** Approve the Planning Commission Minutes of Thursday, June 20, 2013 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Aghaei and unanimously carried.**

**7. PUBLIC COMMENT.**

SANDY HUTCHINS, LOS ANGELES, stated he is representing Restoration Hardware, which will be coming before the Planning Commission on Thursday, August 15, 2013. He encouraged the commission to make a site visit of the property and take note of the property amenities and architectural materials. The developers are requesting an amendment to upgrade the facilities. He thanked outgoing Chair Buckner for her service, and congratulated incoming Chair DeLuccio and Vice-Chair Huebner.

Chair DeLuccio stated for the record Restoration Hardware will also be heard at the Planning Commission Design Review Subcommittee meeting on Thursday, August 8, 2013 at Plummer Park Community Center.

**8. DIRECTOR'S REPORT.**

Stephanie DeWolfe, Community Development Director updated the commission on the City Council meeting of Monday, June 24, 2013, which held the Joint Study session with the Planning Commission. The Draft Housing Element has been sent to the State of California for preliminary review.

Under the Consent Calendar at the City Council meeting on Monday, July 15, 2013, a contract was approved for TRAKiT, a new land management database system. This is a very important component of the new technology plan for the Community Development Department. She stated there was a public hearing regarding the three properties on Palm Avenue, which came through the Historic Preservation Commission. The City Council upheld the action of the commission. They denied the property at 923 N. Palm Avenue, West Hollywood, California, as a local cultural resource, and designate properties at 927 and 931 N. Palm Avenue, West Hollywood, California, as part of the Old Sherman Thematic Grouping.

There was also a public hearing on SB2. City Council unanimously approved the amendment as drafted by staff, and chose not to accept any of the suggested revisions from the planning commission.

She reminded the commission the Annual Congress of Boards and Commissions will be on Monday, October 14, 2013.

At the upcoming City Council meeting on Monday, August 5, 2013, there are several items on the Consent Calendar for second readings regarding billboard items. There are two public hearings regarding billboards and an appeal of a tall wall, located at 8730 Sunset Boulevard, West Hollywood, California.

City Council will also consider a consultant contract to develop incentives for designated multi-family historic properties, and the Design Streetscape Master Plan will be heard for approval.

Commissioner Yeber requested clarification regarding the item SB2, concerning suggestions made by the planning commission, and the historic preservation incentives.

**9. ITEMS FROM COMMISSIONERS.**

Commissioner Aghaei congratulated incoming Chair DeLuccio and Vice-Chair Huebner. He thanked outgoing Chair Buckner for her service.

Commissioner Yeber congratulated incoming Chair DeLuccio and Vice-Chair Huebner. He thanked outgoing Chair Buckner for her service. He reiterated the date and events calendar for the upcoming American Planning Association's State Conference in Visalia, California, October 6–9, 2013. He encouraged participation.

Vice-Chair Huebner thanked outgoing Chair Buckner for her service and thanked his fellow commissioners for the Vice-Chair election.

Commissioner Altschul congratulated incoming Chair DeLuccio and Vice-Chair Huebner. He thanked outgoing Chair Buckner for her service.

Chair DeLuccio congratulated incoming Vice-Chair Huebner and thanked outgoing Chair Buckner for her service.

**10. CONSENT CALENDAR. None.**

*Commissioner Altschul left the meeting at this time. He stated for the record this project came before the Design Review Subcommittee and the design is a sensational product by the architect.*

**11. PUBLIC HEARINGS.**

**A. 935 N. San Vicente Boulevard:**

Adrian Gallo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, August 1, 2013.

He detailed the history of the property and stated the applicant is requesting to demolish a single-family residence and to construct an approximate 9,204 square-foot, four-story, seven-unit condominium building using the courtyard housing standards. The applicant is requesting three incentives related to rear yard projections, increased driveway slope, and compact parking stalls. In addition, the applicant requests a modification to increase maximum average unit size in the R4 district and an exemption from the required six-foot setback for second floors and above.

Stephanie Reich, Urban Designer, presented the design review report. She stated this is an exemplary project. She stated the exterior seems rather simple when looked at from the street; however, it has some very nice textures. As the project is carved away, there is a beautiful sculptural moment as you move into the project, which is clad in a wood that continues up through and around to the courtyard. She spoke on neighborhood compatibility.

Vice-Chair Huebner presented the Design Review Subcommittee report. He stated there was a great opening to the street, and detailed the massing, materials, landscaping, and spoke on the courtyard design. The subcommittee supported the project.

Adrian Gallo, Associate Planner, stated the project has a high quality of design and will be an excellent addition to the City of West Hollywood. Staff recommends approval.

Commissioner Yeber requested clarification regarding the roof top patios.

No official commissioner disclosures.

Chair DeLuccio opened the public hearing for Item 11.A.:

LORCAN O'HERLIHY, MALIBU, architect, presented the applicant's report. He detailed the history of the project and spoke on neighborhood compatibility, lot size, subterranean parking, connection to the street and sidewalk, green space, courtyard design and circulation, landscaping, common open space, materials, floor plans, cross ventilation, roof plan, active and passive recreation opportunities, exterior façade, elevations and massing.

MARIA MATIS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

WILL EDMONSON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding compact parking spaces and unit sizes. It will be an attractive addition to the street.

The following did not speak, but stated support of the project:

SIGALIT B. WAIN, WEST HOLLYWOOD, supported staff's recommendation of approval.

LORCAN O'HERLIHY, MALIBU, architect, presented the applicant's rebuttal. He clarified the parking spaces and stated it complies with the zoning code.

Commissioner Yeber had concerns with the corral bark maple and their positioning. He questioned if the location was actually a viable place for that species. He suggested the landscape architect look into this.

**ACTION:** Close public hearing for Item 11.A: **Motion carried by consensus of the Commission.**

Commissioner Aghaei stated he is impressed with the project. He is in support of the elevation, materials, landscaping, and stated the interior courtyard space is gorgeous.

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

**Seconded by Vice-Chair Huebner.**

Commissioner Yeber stated the project is an interesting design, and spoke on the courtyard treatment, materials, massing, and front elevation. He stated his support of the project.

Commissioner Buckner spoke on the neighborhood compatibility, courtyard design and open space. She stated her support of the project.

Vice-Chair Huebner spoke on the architecture, massing, materials, and view corridor. He stated his support of the project.

Chair DeLuccio stated it will be a great addition to the neighborhood. He stated his support of the project.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 13-1051 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND DEVELOPMENT PERMIT FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A FOUR-STORY, SEVEN UNIT CONDOMINIUM BUILDING USING THE COURTYARD HOUSING STANDARDS, FOR THE PROPERTY LOCATED AT 935 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 13-1052 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 77204), FOR THE PROPERTY LOCATED AT 935 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close Public Hearing Item 11.A. **Moved by Commissioner Aghaei, seconded by Vice-Chair Huebner and passes on a Roll Call Vote:**

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

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

**A. Planning Manager's Update.**

John Keho, Current and Historic Preservation Planning Manager reiterated the date for the Annual Congress of Boards and Commissions, Monday, October 14, 2013.

He stated the Granicus system has been approved for Planning Commission use. Staff will be in touch regarding training for the voting software.

A contract service has been hired to oversee the construction of the Millennium Project. They will be responsible to make sure all conditions and approvals are being upheld.

**ACTION:** Cancel the regular meeting of Thursday, September 5, 2013.  
**Motion carried by consensus of the Commission.**

16. **PUBLIC COMMENT.**

GENEVIEVE MORRILL, LOS ANGELES, President/CEO, West Hollywood Chamber of Commerce, congratulated incoming Chair DeLuccio and Vice-Chair Huebner. She thanked outgoing Chair Buckner for her year of excellent service. She spoke regarding the plastic bag ban, which takes effect on August 20, 2103 and passed out reusable bags. She encouraged "Eat, Shop, and Play" local. She stated her support of Lorcan O'Herlihy Architects.

JEANNE DOBRIN, WEST HOLLYWOOD commented on the need of luxury apartment buildings in the City of West Hollywood. She congratulated incoming Chair DeLuccio and Vice-Chair Huebner. She thanked outgoing Chair Buckner for her year of service.

17. **ITEMS FROM COMMISSIONERS.**

Commissioner Buckner thanked City Council for re-appointing her and giving her the opportunity to serve on the planning commission.

Chair DeLuccio thanked everyone for the election of his post as Chair. He commented on the rotation process that enables all commissioners the opportunity and experience to chair the commission.

**18. ADJOURNMENT:** The Planning Commission adjourned at 7:30 P.M. to the next regularly scheduled meeting which will be on Thursday, August 15, 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 15<sup>TH</sup> DAY OF AUGUST, 2013.

  
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DONALD DELUCCIO, CHAIRPERSON

ATTEST:

  
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DAVID K. GILLIG, COMMISSION SECRETARY