



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**October 3, 2013**

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

1. **CALL TO ORDER:** Chair DeLuccio called the meeting of the Planning Commission to order at 6:40 P.M.
2. **PLEDGE OF ALLEGIANCE:** Genevieve Morrill led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Aghaei, Altschul, Buckner, Shink, Yeber, Vice-Chair Huebner, Chair DeLuccio.  
  
Commissioners Absent: None.  
  
Staff Present: Antonio Castillo, Associate Planner, Adrian Gallo, Associate Planner, John Keho, Current and Historic Preservation Planning Manager, Stephanie Reich, Urban Designer, Stephanie DeWolfe, Community Development Director, Lauren B. Langer, Acting City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
**ACTION:** Approve the Planning Commission Agenda of Thursday, October 3, 2013 as presented. **Moved by Commissioner Altschul, seconded by Commissioner Aghaei and unanimously carried.**
5. **APPROVAL OF MINUTES.**  
**A. September 19, 2013**  
  
**ACTION:** Approve the Planning Commission Minutes of Thursday, September 19, 2013 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Aghaei and passes; noting Commissioner Yeber abstaining.**
6. **PUBLIC COMMENT.**  
GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, welcomed incoming commissioner Heidi Shink to the Planning Commission. She stated the Creative City Awards are Thursday, November 14, 2013. She encouraged participation in the West Hollywood Chamber of Commerce by visiting [www.wehochamber.com](http://www.wehochamber.com)  
  
JEANNE DOBRIN, WEST HOLLYWOOD, commented on her discontent with Total Recall closed captioning services, and commended the commission and developer on the recently approved project located at 1128 N. Ogden Drive, West Hollywood, California.

**7. DIRECTOR'S REPORT.**

Stephanie DeWolfe, Community Development Director welcomed incoming commissioner Heidi Shink to the Planning Commission.

She stated the Congestion Management Plan will be on the upcoming City Council agenda for Monday, October 7, 2013. She provided an update regarding the Eastside Task Force, and how communication will be better facilitated amongst the residents. The task force recently wrapped up their work after seven meetings. They finalized a recommendation to form a Brown Act Working Group, specifically for the purpose of preparing a community plan for the Eastside. This will go forward sometime in November 2013, to City Council.

**8. ITEMS FROM COMMISSIONERS.**

Commissioner Yeber welcomed Commissioner Shink and stated he is looking forward to serving with her on the commission.

Commissioner Shink thanked the community for welcoming her to the Planning Commission.

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. 851 N. San Vicente Boulevard:**

Continued from Thursday, September 19, 2013. Antonio Castillo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, October 3, 2013.

He stated this item was officially continued to allow the applicant an opportunity to obtain authorization from the Homeowners Association (HOA) to install the wireless facility, in addition to the HOA's prior authorization for the applicant to file the application on behalf of AT&T.

The HOA board submitted a letter, outlining the process and timeline before finalizing an agreement with AT&T, and putting forth the agreement for an HOA membership vote. The letter also requested the Planning Commission proceed with its review and decision on the project, before the HOA can facilitate a vote from its membership.

He reiterated the applicant is requesting approval to install a fully screened unmanned wireless telecommunications facility for AT&T within a proposed cupola structure above the multi-family building's elevator shaft. The facility consists of three sectors, including twelve, eight-foot vertical antennas and related equipment. The equipment will be located within an area in the parking garage, fully screened from the public right-of-way and secured by a fence. Additionally, the request includes a variance to install the antennas at 59 feet in height in lieu of the required 80-foot height minimum for antennas within the R4 zone.

Staff maintains its recommendation to approve the project.

Commissioner Aghaei requested clarification regarding the authorization of the board and HOA approval process.

Antonio Castillo, Associate Planner, clarified if the entitlement is issued and there is no agreement issued to AT&T on behalf of the HOA, the entitlement would expire.

Chair DeLuccio opened the public hearing for Item 10.A.:

BRIAN DALY, WEST HOLLYWOOD, representing the Homeowners Association, provided a history of the board actions regarding the residents to date. He stated they had an informational fair on Thursday, September 26, 2013 for all current residents. They were informed of the potential build out and what it would mean for them. Over 1/3 of the members showed up. They conducted an exit poll. Out of twenty-one attendees, eighteen were affirmative to move forward. He requested approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the building height, health concerns, and the financial benefit to the residents.

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

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

**Seconded by Commissioner Aghaei.**

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 13-1054 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A MINOR CONDITIONAL USE PERMIT AND VARIANCE FOR THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY ON AN EXISTING MULTI-FAMILY BUILDING, LOCATED AT 851 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close Public Hearing Item 10.A. **Moved by Commissioner Altschul, seconded by Commissioner Aghaei and passes; noting Commissioner Yeber abstaining.**

**B. 1401 N. Crescent Heights Boulevard (Nichiren Shoshu Temple):**

Adrian Gallo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, October 3, 2013.

He provided a history of the site and stated the applicant is requesting an addition to the second floor of the Sanctuary Building at an existing temple to serve as a priest's residence. Since the property is nonconforming due to the lack of a conditional use permit for a religious facility in a residential zone, the concurrent approval of a major conditional use permit is also required. No additional parking is required.

Staff has added a condition to the conditional use permit to ensure that the religious facility operates in a manner that minimizes or eliminates any potential negative impacts on the surrounding community.

Staff believes that the addition of the priest's residence will have no negative effect on the operations of the temple, or the surrounding neighborhood.

Both the Planning Commission Design Review Subcommittee and Urban Designer have reviewed the project design and are satisfied with the final version.

Staff recommends approval.

Chair DeLuccio opened the public hearing for Item 10.B.:

RAFAEL O. QUEZADA, ALTADENA, applicant, presented the applicant's report. He detailed the new addition, visitation, traffic impacts, and parking.

JULIE SUMMERS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

PAM POSTEMA, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ANN MC VEY, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

RANDALL CRAIG, HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEFF SILVER, BEVERLY HILLS, spoke in support of staff's recommendation of approval.

ROEY BARISH, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the hours of operation and noise concerns.

RAFAEL O. QUEZADA, ALTADENA, applicant, presented the applicant's rebuttal. He spoke and detailed the design, elevations, construction mitigation concerns, and hours of operation.

Commissioner Yeber requested clarification of the roof material(s).

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

Commissioner Aghaei requested clarification of the construction mitigation measures.

Vice-Chair Huebner presented the Design Review Subcommittee report. He spoke regarding elevations and structural work. The subcommittee was supportive.

Commissioner Yeber had concerns with the construction mitigation measures. He would like to see a screen added to the conditions as a precaution to capture any dust caused by the construction.

**Commissioner Yeber moved to: 1) approve staff's recommendation of approval; and 2) add a vertical screen to capture any dust, to the conditions of approval.**

**Seconded by Commissioner Altschul.**

John Keho, Planning Manager stated for the record the added condition will be Condition 5.6.L.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 13-1057 as amended: adding Condition 5.6.L: *"addition of a vertical screen to capture any dust from the construction,"* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT, TO BRING A NON-CONFORMING RELIGIOUS FACILITY INTO CONFORMANCE AND TO ADD A PRIEST'S RESIDENCE TO THE EXISTING TEMPLE, LOCATED AT 1401 N. CRESCENT HEIGHTS BOULEVARD, WEST HOLLYWOOD, CALIFORNIA; and 3) Close Public Hearing Item 10.B. **Moved by Commissioner Yeber, seconded by Commissioner Altschul and unanimously passes.**

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, stated the State of California has reviewed and given the City of West Hollywood's Housing Element positive reviews. The Housing Element Update will be brought back to the Planning Commission in November 2013.

The West Hollywood Design Districts Streetscape Master Plan is scheduled to return to the City Council in November 2013, to discuss funding, phasing, and schedule for the design of the project.

A community outreach process associated to development of planning concepts for public gathering spaces will begin also in November 2013.

He stated staff is currently in the technical background and research stage of the study regarding large billboards and off-site signage on Sunset Boulevard.

**15. PUBLIC COMMENT.**

CATHY BLAIVAS, WEST HOLLYWOOD, welcomed Commissioner Shink. She commented on Laurel Park and stated the Community Visioning Process will be on Saturday, October 12, 2013; 10:00 a.m. to 12:00 noon at the West Hollywood Plummer Park Community Center. She reiterated Great Hall / Long Hall did receive national recognition as a historical place.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Yeber provided an update on his recent trip to Franklin, Tennessee regarding development and flood plain issues.

Commissioner Shink reminded everyone that it is Breast Cancer Awareness Month. She encouraged participation of all the programs the City of West Hollywood offers.

**17. ADJOURNMENT:** Noting the cancellation of the Planning Commission meeting on Thursday, October 17, 2013, the Planning Commission adjourned at 7:20 P.M. to the next regularly scheduled meeting which will be on Thursday, November 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 21<sup>ST</sup> DAY OF NOVEMBER, 2013.

  
\_\_\_\_\_  
DONALD DELUCCIO, CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
DAVID K. GILLIG, COMMISSION SECRETARY