



PLANNING COMMISSION MINUTES
Special Meeting
July 31, 2014

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:** Larry Block 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: Emily Stadnicki, Senior Planner, Stephanie Reich, Urban Designer, David DeGrazia, Current and Historic Preservation Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.
4. **SPECIAL ORDER OF BUSINESS:**
 - A. **ELECTION OF CHAIR.**

ACTION: Elect Roy Huebner as Chair of the Planning Commission for a term through June 30, 2015. **Moved by Commissioner Shink, seconded by Commissioner Buckner and unanimously carried.**
 - B. **ELECTION OF VICE-CHAIR.**

ACTION: Elect David Aghaei as Vice-Chair of the Planning Commission for a term through June 30, 2015. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**
5. **APPROVAL OF AGENDA.**
Table New Business Item 12.A. – Planning Commission Subcommittee appointments to Thursday, August 7, 2014.

ACTION: Approve the Planning Commission Agenda of Thursday, July 31, 2014 as amended. **Moved by Commissioner Yeber, seconded by Commissioner DeLuccio and unanimously carried.**
6. **APPROVAL OF MINUTES.**
 - A. **July 17, 2014**

ACTION: Approve the Planning Commission Minutes of Thursday, July 17, 2014 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Buckner and unanimously passes.**

7. **PUBLIC COMMENT.** None.

8. **DIRECTOR'S REPORT.**

John Keho, Assistant Community Development Director, presented the Director's Report.

He congratulated incoming Chair Huebner and Vice-Chair Aghaei.

He encouraged participation in National Night Out on Tuesday, August 5, 2014. He stated planning staff will be at the Eastside National Night Out doing community outreach on the Eastside Community Plan and at the West Hollywood West National Night Out, doing outreach on residential design guidelines for the West Hollywood West neighborhood.

He also encouraged participation in West Hollywood West Neighborhood Working Group; which will be held on Wednesday, August 6, 2014 at City Hall; Community Conference Room at 6:30 p.m.

9. **ITEMS FROM COMMISSIONERS.**

Vice-Chair Aghaei congratulated incoming Chair Huebner, and thanked his fellow commissioners for this opportunity.

Commissioner Altschul congratulated incoming Chair Huebner and Vice-Chair Aghaei. He commented on the shortcomings regarding Time Warner® cable services and requested anyone who is having issues to contact city staff.

Commissioner DeLuccio congratulated incoming Chair Huebner and Vice-Chair Aghaei.

Commissioner Shink congratulated incoming Chair Huebner and Vice-Chair Aghaei, and thanked outgoing Chair DeLuccio for the incredible job that he has done over the last year.

Commissioner Buckner congratulated incoming Chair Huebner and Vice-Chair Aghaei, and thanked outgoing Chair DeLuccio for his year of service. She commented on the shortcomings regarding Time Warner® cable services and requested anyone who is having issues to contact city staff.

Commissioner Yeber congratulated incoming Chair Huebner and Vice-Chair Aghaei, and thanked outgoing Chair DeLuccio for his service. He stated the APA State Conference will be held September 13 – 16, 2014, in Anaheim at the Disneyland Hotel Resort. The city will cover registration costs for commissioners, and encouraged participation.

Chair Huebner congratulated incoming Vice-Chair Aghaei, and thanked outgoing Chair DeLuccio, city staff and the residents for their support. He stated it has been a pleasure to serve the city since 2001 and he is looking forward to leading this commission over the next year.

10. CONSENT CALENDAR. None.

11. PUBLIC HEARINGS.

A. 1155 N. Fuller Avenue:

Emily Stadnicki, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, July 31, 2014.

She provided a history of the property and stated the request is to demolish a single-family residence and to construct an approximately 9,302 square-foot, four-story, seven-unit, apartment building, with one on-site affordable unit.

The affordable housing unit entitles the project to two concessions. The first is a height concession; to increase the height limit by ten feet (from 35' to 45'); and the second concession is a reduction in the rear yard setback by ten percent (from 15' to 13'5"). The required common open space is located in the rear, adjacent to Plummer Park.

With the two concessions, the project is in compliance with all the development standards. The project includes one, three-bedroom unit and six two-bedroom units. All units are two levels, and range in size from 943 square-feet to 1,466 square-feet. Parking will be provided in a subterranean parking garage, which will include fourteen parking spaces; two per unit with no guest parking spaces.

Stephanie Reich, Urban Designer, presented the urban design report. She stated this is a very well designed three-dimensional project that relates well to both the multi-family building to the south and the single-family residential project to the north. She spoke and detailed the setbacks, color palette, materials, stacked units, circulation, common open space, balconies, and massing.

Commissioner Altschul presented the design review subcommittee report. He stated the design is different, a little quirky, but quite good. It gives some new interest and character to the street. He stated his support of the design.

Commissioner Buckner, substituted for the design review subcommittee, continued the design review subcommittee report. She stated it is a very interesting building and compatible with the other buildings in the neighborhood. The open space is quite large and accessible to the park. She stated her support of the design.

Vice-Chair Aghaei questioned the materials of the green and orange sections of the building.

Stephanie Reich, Urban Designer, stated it is a smooth stucco and clarified the colors are a little deceiving in this lighting.

Commissioner Shink substituted for the design review subcommittee, continued the design review subcommittee report. She stated one of the concerns the subcommittee had was regarding the color scheme. The applicant did take that into consideration, and stated when the colors are viewed in the natural light; the colors are much more subtle.

Emily Stadnicki, Senior Planner stated the proposal is well suited for the site and surrounding neighborhood, the development is exceptionally designed and meets all the development standards, with the exception of the concession requested.

Staff recommends approval of the project as conditioned.

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

BIJAN ARMANDPOUR, LOS ANGELES, architect, presented the applicant's report. He spoke and detailed the interaction of Plummer Park, pedestrian connection between the public street and the rear open space, creation of opportunities for open space and landscaping, balance between public and private areas and amenities, design of the project that enhances and improves the attractiveness, and livability of the project site.

He further detailed the side setbacks, landscaping, front open spaces, circulation; public and private open spaces, unit's location and sizes, vertical elements, façade design and variations, massing, and color palette and materials.

The commission had no official disclosures regarding this project.

LYNN RUSSELL, WEST HOLLYWOOD, has concerns regarding this item. She commented on the architectural style, color scheme, massing, height, landscaping, and neighborhood compatibility.

Vice-Chair Aghaei stated his support of the architectural style. It works and is sensitive to the site and its surroundings.

Commissioner DeLuccio stated his support of the project. He had concerns regarding the balconies located on the first floor, on the residential side; which faces the single-family residence. He would like to see the balconies enclosed below the railing as a solid finish.

Stephanie Reich, Urban Designer, queried if a translucent panel behind the railing would be sufficient.

Commissioner DeLuccio stated that would be satisfactory.

Commissioner DeLuccio moved to: 1) approve staff's recommendation of approval; with the following condition: a) balconies shall be enclosed with translucent panels behind the railings.

Seconded by Commissioner Altschul.

Commissioner Yeber had no concerns regarding the color pallette as presented. He stated his support of the project.

Commissioner Shink had some concerns with the color pallette, commenting it could be tweaked a little. She stated her support of the project.

Commissioner Altschul stated this project is different, playful and good. It provides the street with a new interest and calls attention to itself. He supports the project.

Commissioner Buckner commented on the square footage of the units. She noted it will fit nicely into the neighborhood, and stated her support of the project.

JASON BILLICK, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the height and loss of views.

ROBERT DE SALVO, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding the height and loss of views.

Commissioner DeLuccio clarified for the record; State Assembly Bill [SB] 1818 allows additional height when affordable housing is included in a project. Views are not protected.

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

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1095 as amended: a) *applicant shall work with the Urban Designer to enclose the north side balconies below the railing with some translucent panel or solid treatment for the railings;* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A DEMOLITION PERMIT AND A DEVELOPMENT PERMIT FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE

CONSTRUCTION OF A FOUR-STORY, SEVEN-UNIT APARTMENT BUILDING, LOCATED AT 1155 N. FULLER AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 11.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously passes.**

12. NEW BUSINESS.

A. Planning Commission Subcommittee Appointments:

The Planning Commission will review the following subcommittees for appointments: 1) Design Review Subcommittee; 2) Long-Range Planning Projects Subcommittee; 3) 1343 Laurel Avenue Vision Concept Committee; 4) Pedestrian and Bicycle Mobility Plan Task Force; 5) Development of Incentives for Designated Multi-Family Properties Task Force; and 6) Shared Economy Task Force.

ACTION: 1) Tabled to Thursday, August 7, 2014. **Moved by Commissioner Yeber, seconded by Commissioner DeLuccio and unanimously carried as part of the amended agenda.**

13. UNFINISHED BUSINESS. None.

14. EXCLUDED CONSENT CALENDAR. None.

15. ITEMS FROM STAFF.

A. Planning Manager's Update.

David DeGrazia, Current and Historic Preservation Planning Manager, provided an update of upcoming projects.

ACTION: 1) Cancel the Planning Commission meeting of Thursday, August 21, 2014. **Motion carried by consensus of the Commission.**

16. PUBLIC COMMENT. None.

17. ITEMS FROM COMMISSIONERS.

Commissioner Altschul congratulated Vice-Chair Aghaei on his upcoming marriage.

18. ADJOURNMENT: The Planning Commission adjourned at 7:25 P.M. to the next regularly scheduled meeting which will be on Thursday, August 7, 2014 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 SEPTEMBER, 2014.



ROY HUEBNER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY