

**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**September 3 2015**

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

1. **CALL TO ORDER:** Chair Altschul called the meeting of the Planning Commission to order at 6:32 P.M.
2. **PLEDGE OF ALLEGIANCE:** Will Bower led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Buckner, DeLuccio, Huebner, Jones, Lightfoot, Vice-Chair Aghaei, Chair Altschul.  
  
Commissioners Absent: None.  
  
Staff Present: Antonio Castillo, Associate Planner, Stephanie Reich, Urban Designer, David DeGrazia, 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, September 3, 2015 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and unanimously passes.**
5. **APPROVAL OF MINUTES.**  
  
A. **August 20, 2015**  
  
**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, August 20, 2015 as presented. **Moved by Commissioner Buckner, seconded by Commissioner DeLuccio and unanimously passes.**
6. **PUBLIC COMMENT.** None.
7. **DIRECTOR'S REPORT.**  
Stephanie DeWolfe, Community Development Director presented the Director's Report.  
  
She stated there was no City Council meeting since the last Planning Commission meeting on September 3, 2015. There are two items for the City Council meeting on September 21, 2015. One will be a consent calendar item regarding the Green Building Ordinance, and there will be a public hearing item regarding 8650 Melrose Avenue.

**8. ITEMS FROM COMMISSIONERS.**

Chair Altschul announced Jeanne Dobrin is back at the Beverly Hills Rehabilitation Center for approximately 3 weeks.

**9. CONSENT CALENDAR.**

**A. 1216 N. Flores Street:**

The Planning Commission directed staff to bring back amended resolutions conditionally approving the request to construct a fourteen-unit, five-story condominium building and a subterranean parking garage.

Chair Altschul allowed the following public speaker for Item 9.A.:

DAN MORIN, WEST HOLLYWOOD, commented on the design characteristics and stated the building is not compatible with the neighborhood.

**ACTION:** 1) Adopt Resolution No. PC 15-1120 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A, DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A FOURTEEN-UNIT CONDOMINIUM BUILDING CONSISTING OF FIVE RESIDENTIAL STORIES OVER A SUBTERRANEAN PARKING AREA, FOR THE PROPERTY LOCATED AT 1216 N. FLORES STREET, WEST HOLLWYOOD, CALIFORNIA; and 2) Adopt Resolution No. PC 15-1121 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DISVISION NO. 69443), FOR A FOURTEEN-UNIT CONDOMINIUM DEVELOPEMNT, LOCATED AT 1216 N. FLORES STREET, WEST HOLLYWOOD, CALIFORNIA."  
**Moved by Commissioner Huebner, seconded by Vice-Chair Aghaei and passes, noting Commissioner Lightfoot voting NO.**

**10. PUBLIC HEARINGS.**

**A. Consolidated Public Hearings  
1008, 1016 and 1020 N. Ogden Drive:**

Antonio Castillo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, September 3, 2015.

He stated this item was originally heard by the Planning Commission on Thursday, May 21, 2015 as a consolidated public hearing.

The proposal includes the demolition of four single-family residences on three 6,500-square-foot lots and construction of three separate, four-story, seven-unit condominiums; each with one inclusionary unit and a fully subterranean parking garage.

The continuance was to provide the applicant an opportunity to address concerns pertaining to parking, neighborhood compatibility, and shade/shadow between the buildings. In response, the applicant has resubmitted plans addressing these concerns.

He stated the applicant has also clarified the building's correct square footage: 1008 Ogden Drive is 8,199 square feet; 1016 N. Ogden Drive is 8,136 square feet; and 1020 N. Ogden Drive is 8,134 square feet. The correct square-footage will be reflected in the final set of plans and the final approved resolution.

He detailed the parking, and stated the applicant has proposed a revised parking garage design that would gain two additional parking spaces for each building. A total of fourteen spaces per site, which is a net increase of six additional spaces for the three sites. This also allows for each building to provide one guest parking space.

Regarding neighborhood compatibility; the applicant has adjusted the project to enhance the space between the structures by shifting each building's driveway the width of one parking bay. This allowed for a new walkway and planter within the front and side yard abutting the driveway.

Each building now includes planters alongside the driveways to help screen the drive from pedestrian view. This update also features native planting schemes. The three structures combine the open area in front and in between the buildings to make the most usable open space possible and enhance the pedestrian experience.

To address shade and shadow, the applicant revised the design to angle the rear penthouse roofs to allow more sunlight into the middle courtyards and onto neighboring properties. A revised shade and shadow study was provided to show the shade/shadow effect from the previous design and for the revised design.

The results include an increase of sunlight penetration between the buildings during the 3 periods throughout the year.

- *On April 8th the sunlight penetration is increased by 11%.*
- *On June 18th the sunlight penetration is increased by 30%.*
- *On September 7th the sunlight penetration is increased by 3%.*

He clarified the following Resolutions Nos. PC 15-1124, PC 15-1126, and PC 15-1128 have a correction to Condition 10.1 as follows:

10.1) *The seven-unit residential project shall provide ~~12~~ fourteen (14) parking spaces within the subterranean parking garage. Each two- and three-bedroom unit shall provide two standard-size tandem parking spaces. Each one-bedroom unit shall provide a single standard-size parking space. No guest parking is required for this project due to the provision of the on-site affordable housing unit. (\_\_\_\_\_ CHPP)*

The revisions made to the project respond to the Commission's comments from the May public hearing by enhancing the project's design and neighborhood compatibility, increasing the sunlight into the middle courtyards and onto neighboring properties, and by providing two additional onsite parking spaces per site. As proposed and conditioned, all the required findings for each of the three separate projects can be satisfied.

Therefore, staff recommends that the Planning Commission approve each project request separately.

Chair Altschul questioned if any neighborhood meetings were held.

Antonio Castillo, Associate Planner stated a neighborhood meeting took place on January 6, 2015 and there were fifteen members of the public in attendance.

Commissioner Lightfoot questioned if the resolutions will reflect the corrections regarding trip generation numbers and a revision to Condition 5.8; which references maintenance of the property during construction.

Antonio Castillo, Associate Planner stated an amendment to Section 3 for the following resolution Nos. PC 15-1124, PC 15-1126 and PC 15-1128, which reflect the correct number of units as it was calculated as part of the trip generation. Also, Resolution No. PC 1125 should reflect five dwellings (not six); Resolution Nos. PC 15-1126 and PC 15-1128 should reflect six dwellings (not five).

He clarified Condition 5.8 shall read as follows: *"During the demolition of the building and new construction, the site shall be maintained in a safe manner so as not to threaten the public health, safety, or general welfare."*

Commissioner DeLuccio requested clarification regarding the design compatibility and landscaping plan.

Commissioner Buckner disclosed for the record she met with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Lightfoot disclosed for the record she had email correspondence with the applicant's representatives. They discussed matters contained in the staff report.

Vice-Chair Aghaei disclosed for the record he met with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Huebner disclosed for the record he had email correspondence and phone conversations with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Jones disclosed for the record she met with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner DeLuccio disclosed for the record he met with the applicant's representatives. They discussed matters contained in the staff report.

Chair Altschul disclosed for the record he had several telephone conversations with the applicant's representatives. They discussed matters contained in the staff report.

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

AARON GREEN, LOS ANGELES, Afriat Consulting Group, applicant's representative, presented the applicants report. He provided a history of the project and spoke regarding the concerns and issues that were previously communicated. He detailed the parking issues and stated two parking spaces per project have been added, for a total of six parking spaces to the three projects. Additional resident parking spaces, as well as an additional guest parking space have been added.

He commented on the pedestrian experience on Ogden Drive and clarified all plants are drought tolerant. He stated they wanted to create a feeling of community in front of the buildings, and confirmed the front setbacks are an average of 27 feet. There is approximately 600 square feet of public open space and the water feature has been removed to allow more open space.

He spoke regarding light penetration between the buildings. He detailed how they slanted the roofs of each building to the north. It now increases the light penetration between the buildings as much as 30%, depending on the day and time.

He detailed the project's neighborhood compatibility. He stated the project has above average front and rear setbacks, there are below average unit an count, which keeps with community character of single-lot buildings. There is also combined open space; which widens the sidewalk experience, with individual seating.

1020 N. Ogden Drive steps southern street corners further back to melt the corner massing and better blend with neighbors, and all buildings feature top floors with an additional 8 foot step-back from building frontages.

He spoke about additional articulation, neighborhood context, massing, height, neighborhood engagement, street parking permits, maintenance of greenspace fronting Ogden Drive, and confirmed that the project sites if vacant will be maintained until construction starts. He requested approval.

Commissioner Lightfoot requested clarification regarding the frontage covering the stairs of the first and second level for 1008 N. Ogden Drive.

Dean Larkin, Larkin Design, architect, stated this was done intentionally as a reference; as a change of scale. It is exactly proportioned to its single-family neighborhood. He confirmed it may look solid, but it is a translucent wood and metal horizontal screen.

Commissioner Buckner requested clarification on the shade and shadow study during the winter months.

Commissioner Lightfoot requested clarification regarding the sloping rooftops.

ZOYA BABINER, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

LILLIAN NOTHEM, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

RICK NOTHEM, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

DAVID LUKAN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JAMES A. SCHULTZ, WEST HOLLYWOOD, opposes staff's recommendation of approval.

LYNDIA LOWY, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding neighborhood compatibility, massing, height, density, infrastructure, and spoke about the potential of a historic grouping.

DAN MORIN, WEST HOLLYWOOD, opposes staff's recommendation of approval.

DAN MOSHI, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ALEX VALENTE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

GEORGE CREDLE, WEST HOLLYWOOD, opposes staff's recommendation of approval.

KAREN O'KEEFE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

DAVID HONG, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval. He had concerns regarding the removal of lead and asbestos.

MARK HUGHES, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

ADAM BASS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval. He had concerns regarding permit parking.

**THE FOLLOWING DID NOT PUBLICLY SPEAK. THEY SUPPORT STAFF'S RECOMMENDATION OF APPROVAL:** ED BUCK, WEST HOLLYWOOD, CALIFORNIA.

AARON GREEN, LOS ANGELES, Afriat Consulting Group, applicant's representative, presented the applicants rebuttal. He clarified there is one affordable unit in each project, and spoke regarding traffic concerns, R3 zoning and housing, parking, open space, and affordability. He requested approval.

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

Commissioner Lightfoot requested clarification of unit sizes and parking requirements.

David DeGrazia, Current and Historic Preservation Planning Manager, confirmed one bedrooms (with den) receive one parking space and two and three bedrooms receive two parking spaces. He detailed the space requirements amongst different size units.

Commissioner Lightfoot requested clarification regarding the square footage of the one bedroom units, and questioned if they would qualify for inclusionary units.

Antonio Castillo, Associate Planner confirmed the following square-footage for the one bedrooms: a) 1008 N. Ogden Drive is 640 square feet; b) 1016 N. Ogden Drive is 629 square feet; and c) 1020 is 569 square feet. He stated the inclusionary units have not been selected. The Housing and Rent Stabilization Department looks at various factors to determine which units will be inclusionary.

Vice-Chair Aghaei stated the applicant has made a lot of improvements since the last iteration. They have done a good job by tying the three buildings together; while giving each one its own identity. He spoke about the housing crisis and rising rents. He would like to see more encouragement to build additional housing throughout the city and affordable housing incorporated into future projects. This project meets those qualities. He stated his support of the project.

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

**Seconded by Commissioner DeLuccio.**

Commissioner DeLuccio spoke regarding the need for additional housing in the city, but does not want to see the city separate affordable housing from stand-alone buildings. He spoke regarding the generous setback on the fourth story, height averaging, and reiterated SB 1818 allows for the fourth story. He commended the developer for listening to the concerns regarding the parking issues and the shade and shadow concerns. He had concerns with sunlight to the adjacent properties, and the applicant has addressed this issue with the slanted roofs. He stated his support of the landscaping, and how the applicant has worked to make the three buildings look more uniform. He commented on the pedestrian accessibility and the generous setbacks. He supports the project.

Commissioner Jones encouraged the public's participation in the process. She spoke regarding the current housing crisis; stating the city needs more housing inventory. She commented on parking concerns, construction and urban living. She reiterated this is a 90-point Green building and the plants are all drought resistant.

Commissioner Buckner stated there has been a real effort on the developer to listen to the concerns of the commission and neighborhood, and improved the design based on those issues. She confirmed the project is well designed and attractive. She spoke regarding the height, generous step-backs, inclusionary housing and SB 1818. She affirmed her support of the three separate buildings, stating it reduces the feeling of massing, and spoke regarding the articulation, open space, landscaping, and parking concerns. She stated her support of this project.

Commissioner Lightfoot commented on the commissions requested requirements and changes from the last public hearing. She stated she does not believe the applicant has followed those requests. She commended the applicant for changing the driveways and adding additional parking, however, she stated that could have been done with the original design. She spoke regarding the slanted rear part of the roof, and indicated this seems to be the only structural change, however, many of the comments were about mass, scale and compatibility with the neighborhood.

She could not support the project, however, she would like to see a condition put into the resolution to prohibit the one bedroom units being selected for the inclusionary housing. They are small compared to what was asked for in the zoning ordinance.

Commissioner Huebner provided a history and context about the development and applicants design process. He stated this project has really evolved, and the architect has taken all the comments and listened to the community. The three buildings provides more exterior façade, there is more air and light, the setbacks are great, and it will be a good addition to the neighborhood. He hopes this will encourage more development on the eastside. The additional housing is a great plus. He commented how the developer has addressed the parking, and shade and shadow concerns. He stated his support of the project.

Chair Altschul commented on past height limits, parking issues and SB 1818. He spoke regarding the current housing crisis and the additional housing needed in West Hollywood. He stated the city wants to preserve the rent controlled housing stock, and spoke regarding balancing this economic situation and social phenomenon that is currently affecting every city. He commended the developer for bring this forward. He stated his support of the project.

David DeGrazia, Current and Historic Preservation Planning Manager commented on the inclusionary housing condition that was requested earlier. He stated for the record the Housing Division will often times pick smaller units based on the needs that are needed in an area. For example; some of the larger units in the buildings could be a problem with someone with a disability. The Housing Division does not commit to any unit until the project it is actually built based on the needs their trying to address.

Commissioner DeLuccio stated for the record he could not support the request to include Commissioner Lightfoot's request regarding the inclusionary housing units, based on the Housing Division's protocol.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 15-1124 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 TWO SINGLE-FAMILY RESIDENCES AND THE CONSTRUCTION OF A SEVEN-UNIT CONDOMINIUM BUILDING CONSISTING OF FOUR RESIDENTIAL STORIES OVER A SUBTERRANEAN PARKING GARAGE LOCATED AT 1008 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; 3) Adopt Resolution No. PC 15-1125 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 72977), FOR THE PROPERTY LOCATED AT 1008 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; 4) Adopt

Resolution No. PC 15-1126 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 SEVEN-UNIT CONDOMINIUM BUILDING CONSISTING OF FOUR RESIDENTIAL STORIES OVER A SUBTERRANEAN PARKING GARAGE LOCATED AT 1016 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; 5) Adopt Resolution No. PC 15-1127: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 72978), FOR THE PROPERTY LOCATED AT 1016 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; 6) Adopt Resolution No. PC 15-1128 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 SEVEN-UNIT CONDOMINIUM BUILDING CONSISTING OF FOUR RESIDENTIAL STORIES OVER A SUBTERRANEAN PARKING GARAGE LOCATED AT 1020 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; 7) Adopt Resolution No. PC 15-1129 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 72979), FOR THE PROPERTY LOCATED AT 1020 NORTH OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; and 8) Close Public Hearing Item 10.A. **Moved by Vice-Chair Aghaei, seconded by Commissioner DeLuccio and passes, noting Commissioner Lightfoot voting NO.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1008, 1016 and 1020 N. Ogden Drive, West Hollywood, California:

*The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.*

*Vice-Chair Aghaei left the dais and meeting at this time.*

## 11. NEW BUSINESS.

### A. Appointments to Subcommittee and Task Forces:

The commission reviewed the following subcommittees and appointed the following:

**Design Review Subcommittee.**

**ACTION:** Appoint: 1) David Aghaei; 2) John Altschul; and 3) Roy Huebner, to the Design Review Subcommittee, for a term through June 30, 2016. **Moved by Chair Altschul and unanimously carried.**

**Long Range Planning Projects Subcommittee.**

**ACTION:** Appoint: 1) Sue Buckner; 2) Donald DeLuccio; and 3) Sheila Lightfoot, to the Long Range Planning Projects Subcommittee, for a term through June 30, 2016. **Moved by Chair Altschul and unanimously carried.**

**ACTION:** 1) Continued the following appointments to Thursday, September 17, 2015: a) 1343 Laurel Avenue; b) Pedestrian and Bicycle Mobility Plan Task Force; c) Development of Incentives for Designated Multi-Family Properties Task Force; and d) Shared Economy Task Force.

**12. UNFINISHED BUSINESS.** None.

**13. EXCLUDED CONSENT CALENDAR.** None.

**14. ITEMS FROM STAFF.**

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

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

**15. PUBLIC COMMENT.**

KAREN O'KEEFE, WEST HOLLYWOOD commented on affordable housing, zoning and alternative modes of transportation.

MARK HUGHES, WEST HOLLYWOOD commented on the housing crisis, parking alternatives, population and density.

STEPHANIE HARKER, WEST HOLLYWOOD commented on the housing crisis and affordable housing.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented on the housing crisis, population and affordable housing.

**16. ITEMS FROM COMMISSIONERS.** None.

**17. ADJOURNMENT:** The Planning Commission adjourned at 8:40 P.M. to a regularly scheduled meeting on Thursday, September 17, 2015 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.**

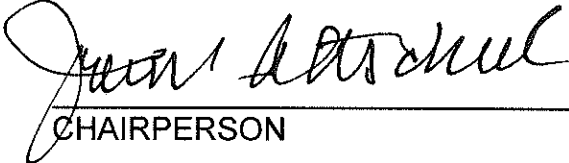
**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of West Hollywood at a regular meeting held this 17<sup>th</sup> day of September, 2015 by the following vote:

AYES: Commissioner: Buckner, DeLuccio, Huebner, Jones, Lightfoot, Vice-Chair Aghaei, Chair Altschul.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

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