



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**September 17 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 6:31 P.M.
2. **PLEDGE OF ALLEGIANCE:** Mark Lehman 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, Adrian Gallo, Associate Planner, Garen Srapyan, Assistant Planner, Stephanie Reich, Urban Designer, Bianca Siegl, Long Range and Mobility Planning Manager, David DeGrazia, Current and Historic Preservation Planning Manager, Mike Jenkins, City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
Commissioner Lightfoot requested public hearing Item 10.C. (8017-8029 Norton Avenue) moved to the end of the agenda, due to her required recusal of this item.  
  
**ACTION:** Approve the Planning Commission Agenda of Thursday, September 17, 2015 as amended. **Moved by Commissioner Huebner, seconded by Vice-Chair Aghaei and unanimously passes.**
5. **APPROVAL OF MINUTES.**  
Commissioner Lightfoot requested the following strike-out on page 4 of 12; last paragraph: *“Commissioner Lightfoot disclosed for the record she had email correspondence and ~~phone conversations~~ with the applicant’s representatives.”*  
  
**A. September 3, 2015**  
  
**ACTION:** Approve the Planning Commission regular meeting minutes of Thursday, September 3, 2015 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Jones and unanimously passes.**
6. **PUBLIC COMMENT.**  
DAN MORIN, WEST HOLLYWOOD spoke regarding the actions the planning commission took on the recently approved project located at 1008, 1016 and 1020 N. Ogden Drive, West Hollywood, California.

LYNN RUSSELL, WEST HOLLYWOOD spoke regarding neighborhood compatibility.

**7. DIRECTOR'S REPORT.**

Stephanie DeWolfe, Community Development Director presented the Director's Report.

She stated there is no City Council report; since there were no meetings since the last Planning Commission meeting.

The next City Council meeting will be on Monday, September 21, 2015. The project located at 8650 Melrose Avenue will be a public hearing item. Also, Jeanne Dobrin will be presented a commendation in honor of her 95<sup>th</sup> birthday.

**8. ITEMS FROM COMMISSIONERS.** None.

**9. CONSENT CALENDAR.** None.

**10. PUBLIC HEARINGS.**

**A. Zone Text Amendment**

**Major Changes to Approved Development Projects:**

Officially continued from Thursday, August 6, 2015. The Planning Commission is to consider a recommendation to the City Council regarding conditions for major change(s) to an approved project

Staff requests to continue the public hearing item on zone text changes that will clarify the language that differentiates major from minor change(s) to an approved development project. Additional time is needed to evaluate the proposed text changes.

**ACTION:** Continue to Thursday, October 15, 2015. **Motion carried by consensus of the Commission.**

**B. 948 N. San Vicente Boulevard:**

Antonio Castillo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, September 17, 2015.

He stated the request is to demolish a single-family rental unit and a rear four-unit apartment at 948 N. San Vicente Boulevard and an eight-unit apartment building at 954 N. San Vicente Boulevard, and construct an approximately 20,700-square-foot, four-story, eighteen-unit apartment building over a subterranean parking garage. The project includes three on-site affordable housing units.

The site is located within the R4B zone on a combined lot of approximately 13,250-square feet.

The building is designed with four one-bedroom units, and fourteen two-bedroom units, ranging in size from 650-square-foot, one bedroom with 1.5 baths to a 1,398-square-foot, two bedrooms with 2.5 baths. The units will each include private open space as balconies and six of the units will provide private rooftop patios. An approximately 1,400-square-foot common open space is provided on the ground level, exceeding the minimum 1000 square-foot minimum requirement, but also additional common open space within the rear yard.

The subterranean parking garage includes thirty-four parking spaces, including two handicap spaces, five bicycle locking facilities, and private storage compartments for each unit. Although guest parking spaces are not required for developments with inclusionary units, the project provides two additional spaces than what is required.

Since the applicant is providing three affordable units on-site, the project qualifies for one concession from the West Hollywood Municipal Code, in compliance with State density bonus law. However, the applicant has elected not to take advantage of the available concession for this project.

Stephanie Reich, Urban Designer presented the design review report. She stated staff has worked closely with the applicant. The design which originally came in is actually quite different from the current design presented. The project relates well, due to the way it is broken-up, and use of materials. It is a handsome design, which has some signature features that adds visual interest to the project. She spoke regarding the previous design, and stated it could be enhanced even more residential, with just some minor modifications; particularly with the wood-screen material.

Antonio Castillo, Associate Planner stated it is staff's assessment that this proposal is well suited for this site and the surrounding neighborhood. This project will provide eighteen residential units; a net increase of five housing units to the City's housing stock. The proposed project is complementary to the context of the neighborhood and meets the development standards for residential buildings in this area. As proposed and as conditioned, the required findings can be satisfied.

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

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

AMIT APEL, WOODLAND HILLS, applicant's representative, presented the applicant's report. He spoke regarding the history of the project, design, and the applicant's willingness to work with staff.

Commissioner DeLuccio requested clarification regarding the changes requested by the Design Review Subcommittee.

AMIT APEL, WOODLAND HILLS, applicant's representative, stated some of the changes are shown in the model; while some of the smaller changes requested were agreed to. They however, are currently not shown in the actual model. He also clarified the landscaping design.

Commissioner Jones questioned the turning radius regarding parking spaces 25 to 30. She requested clarification regarding elevator access.

OMAR SANTILLAN, WOODLAND HILLS, project designer, clarified the parking layout for the requested parking spaces, and confirmed the radius is a normal turn radius for standard spaces.

There were no official disclosures from the commissioners regarding this project.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 6:55 P.M. TO VIEW THE MASSING MODEL AND RECONVENED AT 7:00 P.M.**

DAN MORIN, WEST HOLLYWOOD, opposes staff's recommendation of approval. He spoke regarding neighborhood compatibility.

OSMAN POSADA, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding increased traffic.

**THE FOLLOWING DID NOT PUBLICLY SPEAK. THEY OPPOSE STAFF'S RECOMMENDATION OF APPROVAL:** DINAH THOMAS, WEST HOLLYWOOD, VICTOR OMELCZENKO, WEST HOLLYWOOD.

AMIT APEL, WOODLAND HILLS, applicant's representative, waived the applicant's rebuttal.

Commissioner Lightfoot requested clarification regarding the inclusionary housing units, maximum unit sizes, and questioned how many of the thirteen previous tenants qualified for right of first refusal of the inclusionary units.

Antonio Castillo, Associate Planner stated the Housing Department will actually address the inclusionary housing units, once the applicant enters into an agreement. The residents are notified as part of the eviction and relocation process and are given the right of first refusal at that time.

Commissioner DeLuccio requested clarification of the net increase in housing units, and commented on the floor area ratio.

Antonio Castillo, Associate Planner confirmed there is a net increase of five housing units, which total eighteen.

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

Commissioner DeLuccio stated his support of the project, and voiced his concerns the applicant did not incorporate the suggestions from the design review subcommittee. He is confident the applicant will in fact implement those changes, with supervision by staff. With those changes, he stated it will be a better project.

Vice-Chair Aghaei suggested the applicant provide any requested changes in the future to the full commission. He is confident staff will make sure the changes provided by the design review subcommittee will be made as requested. He spoke regarding the massing, scale, and the additional housing units. He stated his support of the project.

Commissioner Buckner stated it is a good idea the project should be as complete as possible when it is presented to the full planning commission. She is confident the final result will incorporate all the suggestions the design review subcommittee recommended. She spoke regarding the massing and neighborhood compatibility. She stated her support of the project.

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

**Seconded by Vice-Chair Aghaei.**

Commissioner Huebner stated his disappointment regarding the changes the design review subcommittees suggested were not presented in the final presentation to the planning commission. He stated it is unfair to the public not to see the final product as it is approved. He stated he is confident staff will make sure those requested changes are incorporated. It is a great design and the project has some really signature moves and interesting elements. He commented it is appropriate for San Vicente Boulevard, and stated his support of the project.

Commissioner Lightfoot stated she is confident the requested changes made by the design review subcommittee will be taken care of. She stated it is not fair to the public or the planning commission to see an uncompleted project. She expressed her concerns that this has been happening frequently. Applicants and developers need to come prepared. She commented on the City of West Hollywood exceeding RHNA (Regional Housing Needs Assessment) numbers regarding affordable housing units.

She commended the applicant; stating this is an example of how a project can come before the planning commission with affordable housing and demonstrate they do not need additional height or modifications. The developer stayed within the maximum unit size and used standard setbacks to achieve the affordable housing units and profitability. She spoke regarding neighborhood compatibility along San Vicente Boulevard and stated her support of the project.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 15-1145 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 ALL RESIDENTIAL STRUCTURES ON TWO ABUTTING PARCELS AND CONSTRUCTION OF AN EIGHTEEN-UNIT APARTMENT BUILDING CONSISTING OF FOUR RESIDENTIAL STORIES OVER A SUBTERRANEAN PARKING GARAGE, LOCATED AT 948-954 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA." and 3) Close Public Hearing Item 10.B. **Moved by Commissioner Buckner, seconded by Vice-Chair Aghaei and passes, noting Commissioner Jones voting NO.**

**THE FOLLOWING ITEM WAS HEARD OUT OF ORDER AS PART OF THE AMENDED AGENDA.**

**D. Zone Text Amendment**

**Mechanical Parking Lifts:**

Bianca Siegl, Long Range and Mobility Planner Manager introduced Garen Srabyan, Assistant Planner.

Garen Srabyan, Assistant Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, September 17, 2015.

He stated the request is to consider a recommendation to the City Council regarding proposed text changes to introduce new standards to allow for and regulate the design, safety, and operation of mechanical parking lifts and automated parking structures.

**Mechanical Parking Lifts:**

The City of West Hollywood has received proposals to include mechanical parking as part of new projects; however, the existing Zoning Ordinance does not address these newer parking formats. Prior to approving the use of mechanical parking lifts and automated parking structures, the City needs to develop a set of standards to ensure these systems are safe, functional, and an effective use of parking in a project, while also adapting to potential changes in the technology.

Several cities have opted to provide minimal standards on mechanical parking lifts; they address them on a case-by-case basis. The zone text amendment recommends that the City provides a baseline set of sufficient standards in its Zoning Code to ensure, at a minimum, the safe operation and design of the system.

The recommended amendments to the Zoning Code address the following concerns:

- Adding a definition of mechanical parking lifts;
- Determining what types of projects can use mechanical lifts;
- Ensure that vehicles are easily assessable and retrieved;
- Setting standards on how the system is operated (valet vs non valet);
- Ensuring that all passenger vehicle types can park their vehicle;
- Ensure system safety in the event of emergencies; and
- Consider standards to prevent vehicular fluid leakage.

*Residential:* Allowed in structured parking.

*Non-Residential:* Allowed on surface and structured parking.

Staff recommends requiring an Administrative Permit for any existing parking facility that installs mechanical lifts. Projects will be reviewed to ensure that these retrofitted facilities are properly covered (i.e. fully enclosed on top), meet all screening requirements, will not create a noise disturbance, and will include appropriate landscaping (applicable only to surface parking lots).

For new lifts included in a new development project, the City will permit and condition mechanical parking lifts as part of the applicable permit process.

To ensure that vehicles are accessed in a convenient manner, staff recommends limiting the number of stacked vehicles to three levels for non-residential, and two levels for residential.

For all non-residential uses of mechanical lifts, staff recommends requiring attendance of a parking valet at all times of operation. For residential uses, the attendance of a parking valet unless the nature of the mechanical lift does not require valet attendance (i.e. one “stacker” is assigned per residential unit and operated by a secure device controlled by the residential unit).

Manufacturers of mechanical lifts specify a wide range of ceiling height requirements for parking lifts. Due to these varying requirements and the need to accommodate a diverse range of passenger vehicle types, staff is recommending requiring a minimum unobstructed clearance height per vehicle type within each lift, rather than an overall ceiling height. This is to ensure residents are not restricted by the type of passenger vehicle they can park in their homes.

The minimum clearance heights are based on the average height (with a little extra headroom) for both an SUV and a standard vehicle.

In the event of an electric outage, staff recommends requiring that all mechanical lifts in the City include a manual override function. This will help ensure residents can access their vehicles in the event of an emergency.

Additionally, it is required that lifts be designed to prevent vehicular fluid leakage onto the vehicle below.

#### Automated Parking Facilities:

The second major change in the zone text amendment is to address automated parking structures. The City is in the process of constructing its own automated parking facility, and should another project want to do the same, this need to be included in the Zoning Code as an allowable use and include some baseline standards.

The proposed zone text changes will allow for automated (i.e. robotic) parking structures to satisfy off-street parking requirements. The proposed text changes will:

Add a definition of automated structures to Zoning Code;

Permit automated parking structures through a Development Permit;

Set minimum requirements

- Require a Parking Operations Plan;
- Require a Parking Access Plan;
- Require design standards (for example, design comply with our parking structure and rooftop standards and parking structures in commercial zones need to have an active ground floor use); and
- Require a back-up generator for emergencies

Since these facilities are associated with new development, planning staff will review these projects to determine if the design and operations are safe, convenient, and functional through the development permit and project review process.

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

RIC ABRAMSON, WEST HOLLYWOOD supports staff's recommendation to City Council. He had concerns with the language in regard to enclosed structures. He encouraged using the term "covered" as opposed to the term "enclosed". He commented on height standards and suggested a standard of thirteen feet and stated his concerns regarding the three-stacker.

STEPHANIE HARKER, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding exterior height and massing.

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

Commissioner DeLuccio requested clarification regarding the terms "enclosed" vs "covered", and questioned the minimum height.

Garen Srapyan, Assistant Planner stated due to possible impacts to the neighborhood, staff chose to use the term "fully enclosed structures" for residential uses; For non-residential use, staff left it open to an "enclosed" or "surface parking lot"; as long as there are proper screening measures taken.

He clarified staff is requesting twelve feet for a mechanical lift system that is valet operated, and 14.5 feet for a residential building that is individually operated.

Commissioner DeLuccio stated he is in support of the recommendation to City Council.

Chair Altschul questioned if there are any standards recommended for insulation or noise mitigation for the enclosed structures.

Garen Srapyan, Assistant Planner stated those issues and concerns would be covered in the existing zoning ordinance.

Bianca Siegl, Long Range and Mobility Planning Manager clarified the language that is proposed does not include specific noise mitigation requirements, but the idea with requirement enclosure was that the enclosure itself would provide some level of noise protection.

Commissioner Lightfoot requested clarification regarding the operation of the triple-tandem mechanical lift system.

Commissioner Huebner questioned height limits.

Bianca Siegl, Long Range and Mobility Planning Manager stated the applicable height limit within the zone would apply.

Commissioner Jones requested clarification regarding the benefits and implications of “covered” vs “enclosed”, and questioned the height limits.

Garen Srappyan, Assistant Planner stated a fully enclosed system would mitigate noise impacts. If it’s a covered system, you may be impacted somewhat by the noise if it’s located in a residential area.

Discussion was held regarding the proposed height limits and modifications.

**Commissioner DeLuccio moved to: 1) approve staff’s recommendation to City Council with the following modification: a) height limits shall be thirteen feet.**

**Seconded by Commissioner Jones.**

Commissioner Lightfoot had concerns with the recommendation of an administrative permitting system, potential noise concerns, and the noticing requirements to the public. She stated the independent mechanical lift system seems to be the better option for residential use.

Commissioner Jones requested clarification regarding the triple-tandem mechanical lift system. She stated from a design perspective it could be very unyielding.

Garen Srappyan, Assistant Planner stated the triple-tandem mechanical lift system is required to be valet operated.

Bianca Siegl, Long Range and Mobility Planning Manager stated for the record the following section shall be amended in draft resolution No. PC 15-1147 on page 5 of Section G.2.d. shall be amended as follows: *“Total clear height within the parking area would be thirteen feet (13’); [without specifying the individual height for each lift].* An identical change shall also be made in Section 3.d.

**ACTION:** 1) Adopt Resolution No. PC 15-1147 as amended: a) Section G.2.d. shall read as follows: *“Minimum unobstructed clearance in the parking area shall be thirteen (13) feet for facilities with two lift levels or sixteen (16) feet six (6) inches for three lift levels;”* b) Section 3.d. shall read as follows: *“Minimum unobstructed clearance in the parking area shall be thirteen (13) feet;”* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO INTRODUCE NEW STANDARDS FOR MECHANICAL PARKING LIFTS AND AUTOMATED PARKING STRUCTURES, CITYWIDE, and 2) Close Public Hearing Item 10.D.

**Moved by Commissioner DeLuccio, seconded by Commissioner Jones and passes, noting Commissioner Lightfoot voting NO.**

**THE FOLLOWING ITEM WAS HEARD OUT OF ORDER AS PART OF THE AMENDED AGENDA.**

**12. UNFINISHED BUSINESS.**

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

Continued from Thursday, September 3, 2015. The commission reviewed the following subcommittees and appointed the following:

**1343 Laurel Avenue Visions Concept Committee.**

**ACTION:** Appoint: 1) Donald DeLuccio; and 2) Sheila Lightfoot to the 1343 Laurel Avenue Visions Concept Committee, for a term through June 30, 2016. **Moved by Chair Altschul and unanimously carried.**

**Development of Incentives for Designated Multi-Family Task Force:**

**ACTION:** Appoint: 1) Stacey Jones to the Development of Incentives for Designated Multi-Family Task Force, for a term through June 30, 2016. **Moved by Chair Altschul and unanimously carried.**

**ACTION:** 1) Defer the following appointments until as needed: a) Shared Economy Task Force; and b) Pedestrian and Bicycle Mobility Plan Task Force. **Moved by Chair Altschul and unanimously carried.**

*\*Commissioner Lightfoot recused herself from the meeting at this time; due to having a residence within 500' of the proposed project located at 8017-8029 Norton Avenue, West Hollywood, California.*

**THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 7:55 P.M. AND RECONVENED AT 8:10 P.M.**

**THE FOLLOWING ITEM WAS HEARD OUT OF ORDER AS PART OF THE AMENDED AGENDA.**

**10. PUBLIC HEARINGS.**

**C. 8017-8029 Norton Avenue:**

Adrian Gallo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, September 17, 2015.

He stated the proposal is a request to demolish twenty-one rental units within five structures on three lots and construct an approximate 42,000-square-foot, four and five-story, thirty-four -unit condominium development with five units of affordable housing. A total of sixty-one parking spaces are proposed within a fully subterranean garage.

The applicant is also requesting two modifications; one to increase the maximum average unit size in the R4 district and the other to decrease the required length of parking stalls.

Since the project provides five affordable dwelling units, the project is eligible for a 35% density bonus and two concessions. The project is seeking to allow additional building height, and relief from the required additional six foot front setback for the second and upper stories in addition to the required first story setback.

The applicant has been working with the City's Housing Services Division to establish which of the units would be designated affordable. The affordable units being provided are one and two-bedroom units and exceed the minimum size requirement of 650 square-feet. The affordable units are reasonably dispersed throughout the building, with two on the first and second floors and one unit on the third floor.

He stated the project complies with all the development standards with the exception of the two modifications. One to increase the maximum average unit size in the R4 district from 1,200 square-feet to 1,270 square-feet and the other to reduce the parking stall length dimension from 18' to 16'-5". The increase in the maximum average unit size and reduction in parking stall length will not result in an undue burden on other properties.

A neighborhood meeting for the project was held in May, 2015. There were approximately 17 members of the public who attended and expressed concerns about the size, scale and design of the proposed structure.

Stephanie Reich, Urban Designer presented the design review report. She stated the Design Review Subcommittee responded very positively to this project. It is a handsome design, the massing reflects the development pattern; which is on three lots and broken up in ways to reflect the three lot development. It also steps back in the front and to the east, and is notched on the front and sides to be a very handsome massing scheme for this particular site.

The project has improved in subtle and not so subtle ways. The front is better developed, the pedestrian way is more developed, the landscaping is more developed in a very positive way, and the entryway has been further enhanced . Staff is encouraged that this project will be carried out with the highest quality and level of detail. Staff supports the project.

Adrian Gallo, Associate Planner stated the project will provide thirty-four units, including five on-site affordable units; a net increase of thirteen housing units to the City's housing stock. The proposed project is well-designed, incorporates sustainable design principles, and meets the intent of the development standards for residential buildings in this area.

As proposed and as conditioned, the required findings for the project can be satisfied. Therefore, staff recommends approval of the application.

He clarified a revision to draft Resolution No. PC 15-1140; Condition 1.3. The language should read "*One extension of up to twelve months may be requested.*"

Also, the trip generation numbers in draft Resolution No, PC 15-1141; Section 3.d of the tentative tract map should mirror the trip generation numbers indicated in the Development Permit of draft Resolution No. (PC 15-1140).

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

EDWARD LEVIN, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He provided a history of the project site, and spoke regarding the surrounding buildings in the neighborhood. He detailed density bonuses, front and rear setbacks, height, massing, scaling, modulation, landscape screening, parking, modifications, ground floor plan, courtyard, green building points, cross ventilation of units, materials, streetscape, on-site public art, and the shade and shadow study.

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

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

MICHAEL SCODES, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JONATHON VARJABEDIAN, WEST HOLLYWOOD, opposes staff's recommendation of approval.

MARSHALL ANDREW, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding public noticing concerns.

HARRY GEOZIAN, NORTHRIDGE, supports staff's recommendation of approval.

GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

ROBERT DE HART, WEST HOLLYWOOD, opposes staff's recommendation of approval.

KAYE MCKLAINE, WEST HOLLYWOOD, opposes staff's recommendation of approval.

PAUL JENKINS, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

KATHLEEN CURRAN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding neighborhood compatibility, massing, architectural style, parking and keeping affordable housing units.

BERNICE LEVINE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

JAMES SIAGRANO, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

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

VICTOR OMELCZENKO, WEST HOLLYWOOD, opposes staff's recommendation of approval.

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD, opposes staff's recommendation of approval.

STEPHANIE HARKER, WEST HOLLYWOOD, opposes staff's recommendation of approval.

CATHY BLAIVAS, WEST HOLLYWOOD, opposes staff's recommendation of approval.

LYNN RUSSELL, WEST HOLLYWOOD, opposes staff's recommendation of approval.

CYNTHIA BLATT, WEST HOLLYWOOD, opposes staff's recommendation of approval.

TY GELTMAKER, WEST HOLLYWOOD, opposes staff's recommendation of approval.

**THE FOLLOWING DID NOT PUBLICLY SPEAK. THEY OPPOSE STAFF'S RECOMMENDATION OF APPROVAL:** ROBERT RAMRAY, WEST HOLLYWOOD, RICAHRD FROST, WEST HOLLYWOOD, GLENN FROST, WEST HOLLYWOOD, PAT DIXON, WEST HOLLYWOOD, STEPHEN A. THOMAS, WEST HOLLYWOOD, DINAH THOMAS, WEST HOLLYWOOD, MICHAEL HADDAD, WEST HOLLYWOOD, KEVIN BURTON, WEST HOLLYWOOD, SCOTT RICE, WEST HOLLYWOOD.

MARK LEHMAN, WEST HOLLYWOOD, applicant's representative, presented the applicants rebuttal. He stated this project is fully compliant with zoning and housing policy. He clarified the current buildings are in really bad shape and there is no way to maintain these buildings for the city. He spoke regarding policy issues and concerns, and reiterated this project meets and exceeds everything in the zoning code. He spoke regarding design, front setbacks, green building, open space, the art component and streetscape. He urged approval of the project as submitted.

Chair Altschul disclosed for the record he received various emails.

Commissioner Huebner disclosed for the record he met with the applicant and the applicant's representative. They discussed matters contained in the staff report.

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

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

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

Commissioner Buckner disclosed for the record she met with the applicant, architect and made a site visit. They discussed matters contained in the staff report.

Chair Altschul commented on rent control, rehabilitation, rent increases and tenants. He spoke and differentiated between affordable housing and rent controlled housing and the current housing crises.

He confirmed this project is by the book. He confirmed staff says it meets the requirements of state and local laws. Staff recommends it on the basis of the fact that it complies with the statutes that are in effect now. Therefore, it is practically a by-right situation. He stated he could not see any reason to deny this project. There needs to be a policy change or direction. He reiterated the Planning Commission does not make policy. The City Council makes the policy and he encouraged participation at the City Council level.

Commissioner Huebner presented the design review subcommittee report. He stated the developer did go through adjustments, He indicated the setbacks are gracious, the screening is well done, and more definition was asked for on the entrance. They pushed back the second and third floors.

He spoke regarding renderings and neighborhood compatibility, massing, height and landscaping. He stated this building will have a nice pedestrian experience on Norton Avenue and make it a nicer block. He commented there is a difference between affordable housing and rent stabilized housing. The city needs to address zoning and seriously address how to incentivize landlords to maintain the aging housing stock. This is a very responsible developer, they have abided by all the rules, and made the changes requested of them. This project will be a great addition to the block, the neighborhood and the city.

Commissioner Buckner encouraged the public to attend and participate in the City Council meetings. The Planning Commission's job is to follow state law, local zoning codes and design. She stated the Planning Commission does not make policy, or change codes. The commission is a recommending body to City Council on those matters. She stated this developer has made a real effort to be sensitive to the landscaping, and to the neighborhood. There is no protection for views and this development is in accordance with current law. She stated her support of this project.

Vice-Chair Aghaei stated this property is zoned for a specific use. The applicant has followed the code and state law. He reiterated the design of the project is at the commission's discretion; which has been vetted by the design review subcommittee and the urban designer. He commented it is a pleasant design and stated his support of the project.

Commissioner Jones questioned if the applicant has the discretion to make these rental units. Also the planning commission agenda packet and staff reports are available on-line. She confirmed West Hollywood is a highly desirable and expensive place to live. She reiterated the planning commission cannot change the policy, however, she suggested participation with elected officials for policy change. She stated her support of the project.

Commissioner DeLuccio requested clarification from the applicant if they are planning rental units or condominium units.

CRAIG BERBERIAN, LOS ANGELES, confirmed for the record the intent for this project is to make these rental units.

Commissioner DeLuccio stated this is a very well designed building. He spoke regarding SB 1818 and confirmed the applicant is entitled to build what the property is zoned for. It would be very difficult not support this project. He stated he would like to have seen it a little smaller, but it is allowed by-right. He spoke about preserving the housing stock we currently have and suggested some type of incentives for landlords. He stated his support of the project.

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

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 15-1140 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT, DEVELOPMENT PERMIT, AND TWO MODIFICIATIONS TO DEMOLISH ALL STRUCTURES ON THE SITE AND CONSTRUCT A FOUR AND FIVE-STORY, THIRTY-FOUR-UNIT CONDOMINIUM DEVELOPMENT WITH FIVE UNITS OF AFFORDABLE HOUSING, LOCATED AT 8017 – 8029 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 15-1141 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 73346), FOR THE PROPERTY LOCATED AT 8017 – 8029 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA;" and 4) Close Public Hearing Item 10.C. **Moved by Commissioner Buckner, seconded by Commissioner Jones and passes, noting Commissioner Lightfoot RECUSED.**

11. **NEW BUSINESS.** None.

12. **UNFINISHED BUSINESS.**

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

Continued from Thursday, September 3, 2015. The Planning Commission will review and make appointments to the following subcommittees and task forces, for terms ending June 30, 2016: a) 1343 Laurel Committee; 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.

**ACTION:** This item was moved and heard out of order as part of the amended agenda. **Moved by Commissioner Huebner, seconded by Vice-Chair Aghaei and unanimously passes.**

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.

He confirmed City Council directed staff to perform a study of the R2 through R4 multi-family zones. That would entail examining all the different standards; height, setbacks, etc. The study will also include community outreach. As the process continues, this will come back to the planning commission with updates.

15. **PUBLIC COMMENT.**

MICHAEL WOJTKIELEWICZ, WEST HOLLYWOOD commented on housing, and by-right projects.

VICTOR OMELCZENKO, WEST HOLLYWOOD commented on long range planning, housing concerns and public noticing issues.

CYNTHIA BLATT, WEST HOLLYWOOD commented on affordable and rent stabilized housing.

GEORGE CREDLE, WEST HOLLYWOOD commented on rent control, affordable housing, the general plan and legal discretion.

STEPHANIE HARKER, WEST HOLLYWOOD commented on communicating with City Council, and the general plan. She announced dates and encouraged the public to come out and see Free Shakespeare in Plummer Park; The Taming of the Shrew.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Huebner spoke regarding his communication with City Council members.

Commissioner Jones reiterated she is available to meet and discuss planning commission issues and concerns. She commented on housing costs.

Commissioner DeLuccio reiterated he is available to meet and discuss planning commission issues and concerns. He also spoke regarding the discretionary role of the commission.

Chair Altschul spoke regarding bank financing and tentative tract maps.

- 17. ADJOURNMENT:** The Planning Commission adjourned at 10:15 P.M. to a regularly scheduled meeting on Thursday, October 1, 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.**

