



**PLANNING COMMISSION
SUMMARY ACTION MINUTES
Regular Meeting
March 01, 2018**

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

THE CITY OF WEST HOLLYWOOD HAS ADOPTED BRIEF SUMMARY AND ACTION MEETING MINUTES; WHICH PROVIDE A SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR DISCUSSION REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY VIEWING THE ARCHIVED VIDEOS OF THE PLANNING COMMISSION MEETINGS AT www.weho.org/weho-tv/other-city-meetings

1. **CALL TO ORDER:** Chair Buckner called the meeting of the Planning Commission to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE:** Roy Huebner led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.

Commissioners Absent: None.

Staff Present: Dereck Purificacion, Associate Planner, Anwar Zraikat, Rent Stabilization & Housing Information Coordinator, Jennifer Alkire, Senior Planner, Bob Cheung, Senior Transportation Planner, David DeGrazia, Current and Historic Preservation Planning Manager, Lauren Langer, Acting Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
Staff requested Item 10.A. – Zone Text Amendment Affordable Housing Requirements continued to Thursday, April 5, 2018.

ACTION: Approve the Planning Commission Agenda of Thursday, March 1, 2018 as amended. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and unanimously passes.**
5. **APPROVAL OF MINUTES.**
 - A. **February 1, 2018**

ACTION: Approve the Planning Commission regular meeting minutes of Thursday, February 15, 2018 as presented. **Moved by Commissioner Altschul and passes, noting Commissioner Aghaei abstained.**

6. PUBLIC COMMENT.

GEORGE BUJARSKI, WEST HOLLYWOOD commented on public housing, and construction mitigation regarding parking and safety.

GENEVIEVE MORRIL, WEST HOLLYWOOD, President, CEO, West Hollywood Chamber of Commerce, commented on “Eat, Shop, Play” and “Live, Work, Stay” West Hollywood marketing campaign. She stated the purple parking meters are in operations; which are to help the homeless population and she encouraged participation. She confirmed the Women in Leadership Awards will be held on Wednesday, March 24, 2018 at Custom Comfort Mattress, 6:00 p.m. to 8:00 p.m.

ROB BERGSTEIN, WEST HOLLYWOOD, Rent Stabilization Commission Liaison provided an update on non-smoking residences, routine inspections of all rent stabilized units, habitability during major construction, and voluntary buyouts. He thanked the commission for their work regarding inclusionary affordable housing issues.

7. DIRECTOR’S REPORT.

John Keho, Interim Community Development Director, stated the next City Council meeting on Monday, March 5, 2018 will have an item regarding homelessness in West Hollywood.

8. ITEMS FROM COMMISSIONERS. None.

9. CONSENT CALENDAR. None.

10. PUBLIC HEARINGS.

A. Zone Text Amendment

Affordable Housing Requirements:

The Planning Commission will consider a request for a zone text amendment to Chapter 19.22, Affordable Housing Requirements and Incentives and Section §19.90.020 Definitions of Specialized Terms and Phrases of the West Hollywood Municipal Code to Adopt revised regulations for affordable housing in response to changes in state law.

Staff recommends a continuance to allow time to address technical items associated with this item.

ACTION: 1) Continue to Thursday, April 5, 2018. **Moved by Commissioner Bass, seconded by Vice-Chair Jones and unanimously passes as part of the amended agenda.**

B. 1011 N. Ogden Drive:

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 1, 2018.

The proposed project is to demolish an existing one-story, single-family residence and detached garage and construct a new three-story, 7,420 square-foot, five-unit condominium building over one level of subterranean parking.

The project will be a high-achieving Green Building project, with a minimum of 90 points under the City's Green Building Point System, and include a subdivision for the condominiums.

He stated the project was officially continued from Thursday, February 15, 2018 to allow the applicant time to address the issues regarding occupancy of the existing units with the Rent Stabilization and Housing Department.

The front dwelling unit has been appropriately re-registered, and the rear dwelling unit was not registered, since it is currently unoccupied. The entire property is subjected to the Ellis Act, and other rent stabilization laws.

He spoke and clarified the current project site, neighborhood compatibility, density requirements, height, massing, roof deck, common open space, setbacks, landscaping, architectural projects, solar panels, and elevations.

Staff requests approval of the project.

The commission questioned if there are current tenants living in the rear unit, and requested clarification regarding the architectural projections and building green points.

Anwar Zraikat, Rent Stabilization & Housing Information Coordinator, stated staff observed no activity in the rear unit on a recent site-visit. He provided a history of rent regulations, registrations, and requirements the city allowed at the time of incorporation. He confirmed the landlord and tenant(s) are aware of their legal rights.

Commissioner Bass disclosed for the record he lives within 500' of the proposed project site. He is a month to month renter without a lease, and has no financial stake in the project. He met with the applicant's representative and discussed matters contained in the staff report.

There were no other official disclosures.

Chair Buckner opened public comment for Item 10.B.:

MARGARET TAYLOR, LOS ANGELES, applicant's representative, presented the applicants report. She provided a history of the project and clarified the front walkway, front yard design, landscaping, design, fire access code requirements for the parking garage, parking spaces, pedestrian interaction with the street, first floor disabled accessibility unit, and the green point system.

BOB ABRAHAMS, LOS ANGELES, architect, continued the applicant's report. He spoke regarding the underground parking, habitable space, street façade, side elevations and neighborhood compatibility.

The commission questioned the timeline of the project, and requested clarification regarding the lack of natural light into the primary spaces on the south side, awning and shade, front yard pedestrian activity, and architectural component of the stairwells.

BOB ABRAHAMS, LOS ANGELES, architect, stated he would be amenable to placing a side-light beside the south doors.

MARGARET TAYLOR, LOS ANGELES, applicant's representative, stated they can look into the planter width regarding possible seating; as long as storm water requirements are able to be met.

GEORGE BUJARSKI, WEST HOLLYWOOD spoke in support of staff's recommendation of approval.

VICTOR OMELCZENKO, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding rent stabilization concerns.

The commission requested clarification if this project has been properly vetted.

Lauren Langer, Acting Assistant City Attorney stated staff has added Condition 1.10) - to address the residential dwelling units and Ellis concerns regarding this property.

Discussion and clarification was held regarding rent control issues, accessory dwelling units, granny flats and the Ellis Act.

The commission requested staff look into the issues brought forward regarding un-registered garages, and specifically asked all of Mr. Elon Kenig's projects be examined.

Commissioner Bass questioned if the resolution can be amended to replace "garage" with appropriate language identifying the dwelling unit.

Lauren Langer, Acting Assistant City Attorney stated language can be added that refers to the detached garage in Condition 2.1) to read as follows: *“as a garage that has been converted to an unpermitted dwelling unit that at one time was registered as a dwelling unit.”*

JAMES MCDANIEL, LOS ANGELES, applicant’s representative, presented the applicant’s rebuttal. He clarified there is one tenant on the entire property. The garage is strictly used as storage.

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

The commission discussed the importance of rental issues, neighborhood compatibility, shade and shadow, underground parking, and activation of the front area.

Commissioner Aghaei moved to: 1) approve staff’s recommendation of approval, with the following amendments: a) placing a side-light beside the south doors, confirmed by the Community Development Director; b) amend Condition 2.1) to read as follows: *“as a garage that has been converted to an unpermitted dwelling unit that at one time was registered as a dwelling unit;”* and c) approval does not ratify any use of the property not in compliance with rent stabilization.

Commissioner Carvalheiro clarified the motion should state the applicant shall look at the south elevation and try to make it more visually porous (opening up the south elevation to natural daylight on all three floors); as long as it conforms to building codes.

Seconded by Commissioner Bass.

Lauren Langer, Acting Assistant City Attorney read into the record two new conditions:

Condition 12. “This approval does not ratify or authorize any use of the property that is not in compliance with any provision of the West Hollywood Municipal Code;” and

Condition 13. “Applicant shall revise plans to make the south elevation more visually porous, bring more natural light into each unit on all three floors, to be approved by the Planning and Development Services Director.”

ACTION: 1) Approve the application, 2) **Adopt Resolution No. PC 18-1239 as amended;** a) amend Condition 2.1) *“as a garage that has been converted to an unpermitted dwelling unit that at one time was registered as a dwelling unit.”*; b) add Condition 12. *“This approval does not ratify or authorize any use of the property that is not in compliance with any provision of the West Hollywood Municipal Code;”* and c) add Condition 13. *“Applicant shall revise plans to make the south elevation more visually porous, bring more natural light into each unit on all three floors, to be approved by the Planning and Development Services Director.”* “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 DETACHED GARAGE, AND THE CONSTRUCTION OF A THREE-STORY, FIVE-UNIT CONDOMINIUM BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1011 N. OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA; 3) **Adopt Resolution No. PC 18-1240 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 73911), FOR THE PROPERTY LOCATED AT 1011 N. OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA;” and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Aghaei, seconded by Commissioner Bass and unanimously passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1011 N. Ogden Drive, West Hollywood, California, 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.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 8:00 P.M. AND RECONVENED AT 8:10 P.M.

C. 661-665 N. Robertson Boulevard; and 648 -654 La Peer Drive (Robertson Lane hotel Project):

Jennifer Alkire, Senior Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 1, 2018.

She stated the request is to redevelop a 1.94-acre site with 258,042 square-foot hotel development with associated retail, restaurant, and nightclub uses. The proposed development includes 750 parking spaces in a subterranean parking structure. The building is proposed to reach approximately 114 feet in height and will contain up to nine floors above grade. The project includes plans to partially relocate, reconfigure and rehabilitate an existing potential cultural resource (The Factory Building).

The proposed project includes a new specific plan to allow for increased density, increased height, and hotel use. The recommendation to the City Council is regarding:

- Certification of the Final Environmental Impact Report and adoption of the Mitigation Monitoring and Reporting Program;
- Amendments to the General Plan Land Use Map to include the site in the Robertson Lane Specific Plan;
- Amendment to the Zoning Map and Zoning Text to incorporate the Robertson Lane Specific Plan; and
- Land Use Entitlements including demolition permit, development permit, conditional use permit, minor conditional use permit, administrative permit and tentative tract map for airspace subdivision and the recommended range and priorities of the public benefits package.

She spoke and clarified CEQA and the Environmental Impact Report, and confirmed as mitigated the project will not result in any significant unavoidable impacts to the environment.

She provided a history of the project site and the Factory Building. She spoke regarding mitigation measures, mass and height, restoration and relocation of the Factory Building, traffic mitigation, and noise and air quality.

The Historic Preservation Commission voted to recommend approval of the proposed project, and certification of the project EIR.

She detailed the request to amend the general plan, zoning ordinance, and zoning map to include the Robertson Lane Specific Plan. The site is also located in the General Plan's Melrose Beverly District, and on the edge of the Santa Monica Boulevard West district.

To approve a Specific Plan, the City Council needs to make a finding that it is consistent with the general plan. The Robertson Lane Specific Plan implements many of the goals and policies set forth in the general plan for development in the city and in the Melrose / Beverly District as well as the Santa Monica Boulevard West District.

She stated the applicant is proposing to build a 241 room hotel. The hotel will occupy a new building that reaches up to nine stories and a maximum of about 114 feet high. The portion of the new building and the relocated Factory Building will be maintained at about 38 feet; which is consistent with the height of the Factory Building.

The development would also house related businesses including banquet and meeting space on the second level in the northeastern portion of the site. Restaurant with outdoor dining, including restaurant spaces on the ground floor, second level and the rooftop of the hotel. A nightclub located in the basement level below the factory building, and retail located along the paseo and along Robertson Boulevard.

The main entrance to the hotel would be on the La Peer side of the site, where both the hotel valet and registration are located. The subterranean parking area can be accessed on both sides of the project, and vehicles can access the entire garage from either side. The parking operations will be entirely valet, which will allow for the most efficient use of the parking area, including tandem parking and stacking when necessary during certain events.

The applicant supplied a parking demand study that looked at the number of patrons who may visit more than one use on the site, and considered the hours of operation of some of the uses on site, and determined that the project would operate with a surplus of at least 300 parking spaces on weekdays, and at about 191 spaces on typical weekend evenings.

Since the project includes changes to the zoning ordinance and general plan to allow for flexibility in the development standards, General Plan land use policy 2.8 states that the project must provide one of a number of criteria, including providing significant public benefits to the city.

In 2015, staff contracted with Keyser Marston and associates to evaluate the proposed project and establish a baseline target for a public benefit value. This value, similar to our new public benefits policy, uses a formula based on the difference in residual land value of a project that meets current codes versus the proposed project. That value was established at about 9.2 million dollars. The public benefit being proposed is a combination of an increased transient occupancy tax that will be paid over 25 years up to an expected value of about 5 million dollars, a 4 million dollar up-front payment when the project is completed, and an ongoing requirement to provide 100 subsidized monthly parking leases.

Currently the plans show up to 850 parking spaces can be accommodated in the subterranean levels. This number will shift as the structural components of the parking area are refined during plan check. In the event that there are fewer than 100 parking spaces in excess of the code-required parking, the parking demand study shows that there will be a surplus of parking on the site based on hours of operation and shared uses.

The four-million dollar up-front payment would be allocated to community priority projects such as contributions to the build-out of the design district streetscape masterplan in the area, contributions to the AIDS memorial, and contributions to security enhancements in the vicinity. Ultimately, the City Council will establish the priorities and allocations for this money.

Staff is recommending approval of this project because of the balance it strikes with respect to historic resources, appropriate land uses and economic development. The project has taken what was a major CEQA challenge in the form of a large steel building on the middle of the site, and turned it into a celebrated focal point of the project.

The planning commission is being asked to provide a recommendation to the City Council regarding the certification of the EIR, and the mitigation monitoring and reporting program, adoption of the Robertson Lane Specific Plan and the associated code and general plan changes, and approval of the project entitlements, including the priorities for allocating the public benefits. The final decision for the entire project will be made by the City Council at another public hearing.

The applicant is requesting the outdoor areas be open until 2:00 a.m. with amplified sound. This is consistent with the mitigation measures. Staff has also conditioned the project with glass enclosures on the roof level and garden terrace on the second level.

The commission questioned if there is a development agreement, and requested clarification regarding the cultural resource designation, the size of the buy right project, and the purpose of the specific plan

Staff confirmed there is no development agreement.

Commissioners Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Vice-Chair Jones and Chair Buckner disclosed for the record they spoke with the applicant's, applicant's representatives, made site visits, and discussed matters contained in the staff report.

Chair Buckner opened public comment for Item 10.C.:

JASON ILLOULIAN, WEST HOLLYWOOD, applicant, presented the applicant's report. He spoke regarding the history of the project, neighborhood meetings, neighborhood compatibility, parking and ride share zones, and the preservation of the Factory Building. He requested the extension of alcohol service hours to 2:00 a.m.

CRAIG HODGETTS, WEST HOLLYWOOD, project architect, continued the applicant's report. He detailed the history of the Factory Building, and spoke regarding the hotel, pedestrian activity, architectural elements and materials, landscaping, paving, circulation elements, staircase, and outdoor open space.

JAMES ARNONE, LOS ANGELES, Latham & Watkins, applicant's representative, continued the applicants report. He requested an amendment to Section 11.4, which would allow the interior restaurant service to allow alcohol service to 2:00 a.m., and the outdoor dining area (and outdoor rooftop area) to end at 2:00 a.m. He also requested an amendment to Sections 13.3 and 14.13, regarding amplified sound or music in the outdoor dining area; consistent with the noise levels established in mitigation measure MM NOI-3. He further spoke regarding the supplemental noise study, and the generation of additional taxes and jobs.

The commission questioned and if the applicant would be amenable to pay for additional policing of the added alcohol serving businesses.

DARREN GOLD, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

TRACY PATTIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

ROY OLDENKAMP, WEST HOLLYWOOD, President, West Hollywood Preservation Alliance, spoke in support of staff's recommendation of approval to City Council.

ANDREW RAKOS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

BOBBIE EDRICK, WEST HOLLYWOOD, Caption, Norma Triangle Neighborhood Watch spoke in support of staff's recommendation of approval to City Council.

GENEVIEVE MORRIL, WEST HOLLYWOOD, President, CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval to City Council.

RON HAMILL, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

SANDY HUTCHENS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

ROY HUEBNER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

ROB BERGSTEIN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

WES JOE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

GEORGE CREDLE, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

JENNIFER GREGG, LOS ANGELES, Executive Director, One Archives Foundation, spoke in support of staff's recommendation of approval to City Council.

JOSEPH HAWKINS, LOS ANGELES, Director, One Archives Foundation, spoke in support of staff's recommendation of approval to City Council.

JIM BANKS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

MICHAEL FISK, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

JOHNIE MC CELLAN, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

DAVID REID, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

KAREN KUO, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

ADRIAN FINE, WEST HOLLYWOOD Los Angeles Conservancy, spoke in support of staff's recommendation of approval to City Council.

CAROLYN BAKER, LOS ANGELES, Chair, CIA, spoke in support of staff's recommendation of approval to City Council.

ELLE FARMER, LOS ANGELES, Unite Here Local 11, opposes staff's recommendation of approval to City Council.

HUGO SOTO, LOS ANGELES, Unite Here Local 11, has concerns regarding this item. He spoke regarding ADA accessibility.

DON ZUIDEMA, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

GULLA JOHNSDOTTER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

MARCO ALCALA, RESEDA opposes staff's recommendation of approval to City Council.

FRED ANAWALT, LOS ANGELES spoke in support of staff's recommendation of approval to City Council.

KEVIN MC KELLER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

CHARLIE FENNING, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

JEFF APTER, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

TOM DOHERTY, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

JUDD ZINBERG, BEVERLY HILLS spoke in support of staff's recommendation of approval to City Council.

KYLE JONES, LOS ANGELES spoke in support of staff's recommendation of approval to City Council.

JORGE HERNANDEZ, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

SHI JUN NG, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

BOBBY ASSIL, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

DAVID DAVIS, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

LYNN RUSSELL, WEST HOLLYWOOD spoke in support of staff's recommendation of approval to City Council.

MAX GREENBERG, WEST HOLLYWOOD opposes staff's recommendation of approval to City Council.

DANIELLE WILSON, LOS ANGELES, Unite Here Local 11, opposes staff's recommendation of approval to City Council.

BEN REISS, BEVERLY HILLS, Business Improvement District Manager, West Hollywood Design District, spoke in support of staff's recommendation of approval to City Council.

RICHARD GIESBRET, WEST HOLLYWOOD has concerns regarding this item. He spoke regarding amplified music and extended hours.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT SUPPORTS STAFF'S RECOMMENDATION OF APPROVAL TO CITY COUNCIL: JON PONDER, WEST HOLLYWOOD, LYNDIA LOWY, WEST HOLLYWOOD, VICOTR OMELCZENKO, WEST HOLLYWOOD, SUSANA MILLER, WEST HOLLYWOOD, YOLANDA WONG, WEST HOLLYWOOD, SUE SLUTZKY, LOS ANGELES, JUDSON FEDER, LONG BEACH, SAM DRUN, WEST HOLLYWOOD, PARKINAZ ZAMANI, WEST HOLLYWOOD, NIMA MONTAZERI, WEST HOLLYWOOD, MATT DUBIN, WEST HOLLYWOOD.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT OPPOSE STAFF'S RECOMMENDATION OF APPROVAL TO CITY COUNCIL: JORGE SEPERAK, WEST HOLLYWOOD.

JAMES ARNONE, LOS ANGELES, Latham & Watkins, applicant's representative, presented the applicant's rebuttal. He spoke and clarified the amended condition regarding ambient music. He stated they are open to an additional condition that would require a return to the commission if the ambient music is proving problematic. He clarified the Specific Plan, and confirmed the Factory Building will not be demolished. It will be disassembled, stored, rehabilitated and restored.

The commission questioned the outcome of the permitting process if the Factory Building cannot be reassembled as planned.

JAMES ARNONE, LOS ANGELES, Latham & Watkins, applicant's representative, clarified the rehabilitation components of the building. He stated if something unexpected happens to the building, which would majorly alter the project, it would have to come back to the commission for a modification.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:50 P.M. AND RECONVENED AT 10:00 P.M.

The commission spoke in favor of the design and architectural styles, and the reuse of the Factory Building. They spoke on the height and massing, the paseo, neighborhood compatibility, amplified music, extended hours, ride-sharing and parking, underground nightclub, density, and stated their concerns with the blank unarticulated tall wall along Santa Monica Boulevard.

The commission questioned how West Hollywood Park would be impacted by shade and shadow. They had concerns and requested clarification regarding traffic circulation, cueing and mitigation, amplified music, union labor, parking, stairway accessibility, alcohol sales, banquet and event space, scale of the project, downhill water, and dewatering of the site.

The commission encouraged the Arts and Cultural Affairs Commission to look at the blank wall as a possible art component. The developer was encouraged to look into union labor for the hotel. It was suggested an addition of a carriage lane along Robertson Boulevard, and to possibly have the project return in six or nine months to the Director regarding traffic control.

Commissioner Bass would like to see the project returned in six months regarding the amplified music, if it has become problematic.

Commissioner Hoopingarner suggested staff provide street level renderings to City Council regarding the unarticulated tall wall along Santa Monica Boulevard.

Bob Cheung, Senior Transportation Planner spoke and clarified traffic circulation, cueing, intersections, traffic signals, pedestrian impacts, ride-share drop-offs, and mitigation concerns.

Discussion was held regarding the public benefits component. It was suggested the calculation of the public benefits be re-done, (given the lapse of time and change in the project), and how the benefit will manifest itself to the public.

Clarification was requested regarding the water tables, contaminates of dewatering runoff into city drains and the ocean, and it was questioned if the dewatering could be trucked to other locations that need the gray water.

Jennifer Alkire, Senior Planner stated any water discharged into the storm drains needs to be adequately treated. With projects of this size, water would not be allowed to run in to the street, but direct access to the storm drains would be required. She further stated it becomes more problematic with additional trucks to carry the dewatering to other locations, as well as acquiring the proper environmental permits for the dewatering transportation.

Concerns were raised regarding the queuing of construction trucks.

Bob Cheung, Senior Transportation Planner assured there are strong mitigation measures in place. The city is very sensitive to the traffic and staging impacts to the neighborhood.

Clarification was requested regarding certifying the final environmental impact report, alternatives and possible future litigation.

Chair Buckner stated her support for recommending to City Council to: 1) certify the final environmental impact report; 2) approve amendments to the general plan use to include the site on the Robertson Lane Specific Plan; 3) approve amendment to the zoning map and zoning text to incorporate the Robertson Lane Specific Plan Area; and 4) approve the land use entitlements as set forth in the project; 5) hours of operation for outdoor dining change to 2:00 a.m.; and 6) bring back in 3 months, six months and a year to confirm the sound attenuation is being carried out and project is not disruptive.

ROLL CALL VOTE SHOWS THE RECOMMENDATION TO CITY COUNCIL REGARDING THE EXTENSION OF ALCOHOL USE TO 2:00 A.M.

AYES: Commissioner Bass, Carvalho, Hoopingarner, Vice-Chair Jones, Chair Buckner.

NOES: Commissioner Aghaei, Altschul.

ROLL CALL VOTE SHOWS THE RECOMMENDATION TO CITY COUNCIL REGARDING AMPLIFIED MUSIC (PROJECT-WIDE); WHICH INCLUDES OUTDOOR AREAS AND ROOFTOP.

AYES: Commissioner Bass, Carvalho, Vice-Chair Jones, Chair Buckner.

NOES: Commissioner Aghaei, Altschul, Hoopingarner.

Commissioner Bass moved to: 1) approve staff's recommendations to City Council, with the Roll Call Votes reflected regarding alcohol and ambient music.

Vice-Chair Jones requested an amendment to the motion to include reviews regarding ambient noise at three months, six months and twelve months.

Commissioner Hoopingarner requested an amendment to include the calculation of the public benefits be re-done, and show how the benefit will manifest itself to the public.

Commissioner Altschul requested an update be presented regarding public benefits.

Commissioner Bass agreed to these amendments.

Seconded by Chair Buckner

Commissioner Bass requested the Arts and Cultural Affairs Commission seriously consider the tall wall along Santa Monica Boulevard.

Discussion was held regarding the valuation of the project and the 1% art fund. It was a general consensus the commission was generally uncomfortable with how tall the blank walls are. They would like to see a possible art component as a potential solution.

Lauren Langer, Acting Assistant City Attorney clarified the language to add to Section 13. of the main resolution to read as follows: "You recommend approval, and with the additional recommendation to City Council to update the public benefits calculation and enhance the public benefits as necessary."

Condition 11.4) shall be changed to reflect the outdoor areas and dining areas shall be open until 2:00 a.m. daily.

Condition 13.3) allow for amplified sound or music in the outdoor areas as long as it is consistent with the established mitigation measure MM NOI-3.

Condition 14.13) for amplified sound or music in the outdoor dining areas to be consistent with the noise levels established in MM NOI-3.

Add Condition 14.28) following commencement of project operations the planning commission shall hold a hearing to review the conditions governing alcohol service and amplified sound or music to determine whether the conditions are adequate, or whether additional conditions should be imposed. This review shall happen at three, six and twelve months following commencement.

Condition 17.21) needs to be updated to reflect the noise levels in the September 27, 2017 Noise Analyses on page 2.

ACTION: 1) Approve the application, 2) **Adopt Resolution No. PC 18-1243 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED HOTEL DEVELOPMENT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE); 3) **Adopt Resolution No. PC 18-1244 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN LAND USE MAP TO ESTABLISH THE ROBERTSON LANE SPECIFIC PLAN AREA IN CONJUNCTION WITH A PROPOSED HOTEL DEVELOPMENT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE); 4) **Adopt Resolution No. PC 18-1245 as presented:** “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ROBERTSON LANE SPECIFIC PLAN, AND AMEND CHAPTER 19.16 OF TITLE 19 OF THE WEST HOLLYWOOD MUNICIPAL CODE TO ESTABLISH THE ROBERTSON LANE SPECIFIC PLAN IN CONJUNCTION WITH THE PROPOSED HOTEL DEVELOPMENT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE); and 5) **Adopt Resolution No. PC 1246 as amended:** a) add to Section 13. *“...recommend approval, and with the additional recommendation to City Council to update the public benefits calculation and enhance the public benefits as necessary.”* b) *Condition 11.4) shall be changed to reflect the outdoor areas and dining areas shall be open until 2:00 a.m. daily;* c) *Condition 13.3) Amplified sound or music is permitted in the outdoor dining areas consistent with the noise levels established by MM-NOI-3;* d) *Condition 14.13) for amplified sound or music in the outdoor dining areas to be consistent with the noise levels established in MM NOI-3;* e) *add Condition 14.28) to read as follows: “Following commencement of project operations the Planning Commission shall hold a hearing to review the conditions governing alcohol service and amplified sound or music to determine whether the conditions are adequate, or whether additional conditions should be imposed. This review shall happen at three, six and twelve months following commencement;* and f) *Condition 17.21) needs to be updated to reflect the noise levels in the September 27, 2017 Noise Analyses on page 2.* “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE A DEMOLITION PERMIT, DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, MINOR CONDITIONAL USE PERMIT, ADMINISTRATIVE

PERMIT, CERTIFICATE OF APPROPRIATENESS, AND VESTING TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 73699), IN CONJUNCTION WITH THE PROPOSED 241-ROOM HOTEL DEVELOPMENT WITH ASSOCIATED EVENT SPACE, RESTAURANT AND RETAIL USES, AND PARTIAL PRESERVATION AND ADAPTIVE REUSE OF A POTENTIAL CULTURAL RESOURCE ON THE SITE FOR A PROJECT LOCATED AT 645-681 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 648-654 N. LA PEER DRIVE, WEST HOLLYWOOD, CALIFORNIA (ROBERTSON LANE); and 6) Close the Public Hearing for Item 10.C. **Moved by Commissioner Bass, seconded by Chair Buckner and unanimously passes.**

D. Zone Text Amendment

Affordable Housing Requirements:

Request to amend the West Hollywood Zoning Ordinance to revise the Affordable Housing Requirements and Incentives Regulations to conform with State law, citywide, West Hollywood, California.

Staff requested a continuance to allow time to address technical items.

ACTION: Continue to Thursday, March 1, 2018. **Moved by Commissioner Vice-Chair Jones, seconded by Commissioner Hoopingarner and passes as part of the amended agenda.**

11. NEW BUSINESS. None.

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update. None.

15. PUBLIC COMMENT.

VICTOR OMELCZENKO, WEST HOLLYWOOD commented on the Community Housing meetings, and the continuance of Item 10.D. – Affordable Housing Requirements.

16. ITEMS FROM COMMISSIONERS.

Commissioner Bass commented on Item 10.B. – 1011 N. Ogden Drive, stating he would like to see in future packets, accurate information regarding tenants living in these types of properties.

Commissioner Hoopingarner suggested staff make a statement in future staff reports, that they have personally visited and reviewed the properties, with the following statement; that no one is occupying the properties, etc.

Commissioner Altschul also suggested when staff goes to verify the occupancy that they also talk to the neighbors.

David DeGrazia, Current and Historic Preservation Planning Manager stated staff does not have the legal authority to go beyond property lines, and making a definitive (sworn) statement of what they observed. He stated he is not comfortable having staff provide this request.

Lauren Langer, Acting Assistant City Attorney, stated this is not an item on the agenda for discussion. She stated staff will look into the matter further for possible solutions.

17. **ADJOURNMENT:** The Planning Commission adjourned at 11:30 P.M. to a regularly scheduled meeting on Thursday, March 15, 2018 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 5th day of April, 2018 by the following vote:

AYES: Commissioner: Aghaei, Altschul, Bass, Carvalheiro, Hoopingarner, Vice-Chair Jones, Chair Buckner.

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: None.



SUE BUCKNER, CHAIRPERSON

ATTEST:



DAVID K. GILLIG, COMMISSION SECRETARY