



**PLANNING COMMISSION  
SUMMARY ACTION MINUTES  
Regular Meeting  
March 21, 2019**

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](http://www.weho.org/weho-tv/other-city-meetings)*

1. **CALL TO ORDER:** Chair Jones called the meeting of the Planning Commission to order at 6:35 p.m.
2. **PLEDGE OF ALLEGIANCE:** Jake Stevens led the Pledge of Allegiance.
3. **ROLL CALL:**  
Commissioners Present: Altschul, Bass, Erickson, Hoopingarner, Vice-Chair Carvalheiro, Chair Jones.  
  
Commissioners Absent: Buckner.  
  
Staff Present: Dereck Purificacion, Associate Planner, David DeGrazia, Current and Historic Preservation Planning Manager, John Keho, Director, Planning and Development Services Department, Lauren Langer, Assistant City Attorney and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**  
**ACTION:** Approve the Planning Commission Agenda of Thursday, March 21, 2019 as presented. **Moved by Commissioner Bass, seconded by Commissioner Hoopingarner and passes, noting Commissioner Buckner absent.**
5. **APPROVAL OF MINUTES.**  
  
A. **February 7, 2019**  
  
**ACTION:** 1) Continue to Thursday, March 7, 2019. **Moved by Chair Jones, seconded by Commissioner Hoopingarner and passes, noting Commissioner Buckner absent.**
6. **PUBLIC COMMENT.** None

**7. DIRECTOR'S REPORT.**

John Keho, Director, Planning and Development Services Department stated at the last City Council meeting on Monday, March 18, 2019, they approved the Sunset Specific Plan Amendment regarding billboards and off-site advertisements on Sunset Boulevard.

The City Council meeting on Monday, April 1, 2019 - there will be an item for a historic designation for 8743 Sunset Boulevard, and there will be a discussion regarding permit fee waivers for buildings undergoing seismic retrofits.

He announced there will be a Metro Rail Outreach neighborhood meeting regarding the northern extension of the Crenshaw Line to be held on Thursday, March 28, 2019, West Hollywood Park Community Meeting Room; 6:00 p.m. – 8:00 p.m.

**8. ITEMS FROM COMMISSIONERS.**

Chair Jones wished Commissioner Bass a Happy Birthday. She spoke and reassured the public that their concerns are heard.

Commissioner Erickson announced the Women in Leadership Awards, to be held on Wednesday, March 27, 2019, at The London at 6:00 p.m. He encouraged and invited members of the public to attend.

**9. CONSENT CALENDAR.**

**A. 2018 Housing Element Annual Progress Report:**

The Planning Commission received the draft 2018 Annual Progress Report on fulfilling the 2014-2021 programs included in the Housing Element of the General Plan.

**ACTION:** Receive and file. **Motion carried by consensus of the Commission.**

**10. PUBLIC HEARINGS.**

**A. 1019 N. Orange Grove Avenue:**

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 21, 2019.

This Planning Commission officially continued this item at its January 17, 2019 meeting.

He provided a history of the project, and stated the proposal is a request to demolish an existing one-story duplex and construct a new four-story, 8,525 square-foot, nine-unit apartment building over one level of subterranean parking.

He stated the commission had concerns from the last public hearing regarding the 50 percent of habitable space was not met, disagreement on exemplary design, landscaping needed more articulation, plans submitted were missing information on windows, egress and Green Building points.

He confirmed the applicant has changed the plans and is no longer seeking exemplary design. He detailed the 50 percent habitable space issues, massing, front setbacks, landscaping, egress, cross-ventilation, and Green Building points.

Staff recommends approval of the amended project.

The commission requested clarification regarding the location of the transformer, and the photovoltaic (PV) system.

Commissioner Bass disclosed for the record he lives within 500' of the proposed development, and has no financial interests.

There were no other official disclosures.

Chair Jones opened the public hearing for Item 10.A.

IRA LEIBOWITZ, owner, presented the applicants report. He provided a brief history of the project and addressed past concerns. He detailed the current design and façade materials.

ARMIN GHARAI, LOS ANGELES, applicant's representative, provided the applicants report. He spoke on the history of the project and detailed unit locations, landscaping, reduced rooftop open space, additional balconies, setbacks, exemplary design concerns, operational windows, ventilation, and lighting.

There were no public speakers.

The commission questioned the applicant regarding the south and east elevations, operational windows, and cross ventilation.

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

**Commissioner Bass moved to: 1) approve Option No. 2 of staff's recommendation.**

**Seconded by Commissioner Altschul.**

The commission commented on the improved design. They had minor issues with the proposed landscaping, and would like to see the PV recommendation changed to 1,000 square-feet (instead of 500 square-feet).

**ACTION:** 1) Approve the application; 2) **Adopt Resolution No. PC 19-1304 as presented with Option No. 2:** “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 ONE-STORY DUPLEX, AND THE CONSTRUCTION OF A FOUR-STORY, NINE-UNIT APARTMENT BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1019 N. ORANGE GROVE AVENUE, WEST HOLLYWOOD, CALIFORNIA;” and 3) Close the Public Hearing for Item 10.A. **Moved by Commissioner Bass, seconded by Commissioner Altschul and passes, noting Commissioner Buckner absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1019 N. Orange Grove Avenue, 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.*

**B. 1223 N. Hayworth Avenue:**

Dereck Purificacion, Associate Planner provided a verbal presentation and background information, as presented in the staff report dated Thursday, March 21, 2019.

This Planning Commission officially continued this item at its November 15, 2018 meeting.

He provided a history of the project, stated the proposal is to demolish an existing two-story, four-unit apartment building and detached garage, and construct a new three-story, 12,456 square-foot twelve-unit apartment building over one level of subterranean parking.

He stated the commission had concerns from the last public hearing stating the plans were not fully developed, disagreement on the exemplary design, and concerns with the maintenance of green screens. The commission requested this project return to the Design Review Subcommittee for refinement.

He stated the subcommittee was supportive of the re-designed project, which includes the addition of operational mesh panel shutters, and the mesh screen was revised to read as a vertical architectural piece and contribute to a stronger overall design. They also amended the landscaping and planter sizes.

Staff recommends approval of the amended project.

Chair Jones and Commissioner Erickson disclosed for the record they made a site visit.

There were no other official disclosures.

Chair Jones opened the public hearing for Item 10.B.

RALPH MECHUR, SANTA MONICA, architect, presented the applicants report. He provided a brief history of the project and addressed past concerns. He commented on the previous rendering, and detailed the changes to the landscaping elements, massing, decks, planters, green screen elements, front and rear elevations, and façade materials.

ANDREW ALLEN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding construction time frames and construction noise.

STEVEN KAY, LOS ANGELES, has concerns regarding this item. He spoke regarding the proposed landscaping.

ALEX, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding height, massing and side yard setbacks.

**THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK, BUT OPPOSE STAFF'S RECOMMENDATION OF APPROVAL:** JOAN MORETON, WEST HOLLYWOOD.

RALPH MECHUR, SANTA MONICA, architect, presented the applicants rebuttal. He spoke regarding construction mitigation, landscaping and planter sizes, and setbacks.

The commission requested clarification from the applicant regarding the location of the condensers, dimensions of the planters, type of proposed vegetation and landscaping design.

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

The commission had concerns with the side yard setbacks, height and massing, cohesive landscaping, proposed vegetation and the different watering alternatives, neighborhood compatibility, and construction impacts.

It was stated the landscaping needs to perform the way it is approved.

The commission spoke on the improved design and the movable façade.

Discussion was held regarding the landscaping, types of vegetation, watering needs.

Lauren Langer, Assistant City Attorney, added a condition to the end of Condition 7.1.: The green screen shall be covered by a plant that can viably achieve the height proposed in the approved plans.

**Commissioner Hoopingarner moved to: 1) approve staff's recommendation with the amendment of Condition 7.1.**

**Seconded by Chair Jones.**

**ACTION:** 1) Approve the application; 2) **Adopt Resolution No. PC 18-1296 as amended: a) add to Condition 7.1.:** *“The green screen shall be covered by a plant that can viably achieve the height proposed in the approved plans.”* **“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 FOUR-UNIT APARTMENT AND DETACHED GARAGE, AND THE CONSTRUCTION OF A THREE-STORY, TWELVE-UNIT APARTMENT BUILDING OVER SUBTERRANEAN PARKING, LOCATED AT 1223 N. HAYWORTH AVENUE, WEST HOLLYWOOD, CALIFORNIA;”** and 3) Close the Public Hearing for Item 10.B. **Moved by Commissioner Hoopingarner, seconded by Chair Jones and passes, noting Commissioner Buckner absent.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1223 N. Hayworth Avenue, 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.*

11. **NEW BUSINESS.** None.
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, stated there will be a special meeting of the Design Review Subcommittee on Thursday, April 4, 2019, Council Chambers – Closed Session Room at 5:30 p.m. Exemplary design interpretation will be discussed.

Commissioner Erickson requested staff to address the concerns regarding the design changes for 8650 Melrose Avenue.

**15. PUBLIC COMMENT.** None.

**16. ITEMS FROM COMMISSIONERS.**

Commissioner Hoopingarner spoke regarding canopy trees and she encouraged staff to focus on the intent of the code regarding this.

Chair Jones stated she may not be present at the next meeting on April 4, 2019. She will advise staff if this transpires.

**17. ADJOURNMENT:** The Planning Commission adjourned at 7:55 p.m. to a regularly scheduled meeting on Thursday, April 4, 2019 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 4<sup>th</sup> day of April, 2019 by the following vote:

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

NOES: Commissioner: None.

ABSENT: Commissioner: None.

ABSTAIN: Commissioner: Buckner.

  
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STACEY E. JONES, CHAIRPERSON

ATTEST:

  
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DAVID K. GILLIG, COMMISSION SECRETARY