



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**April 19, 2007**

West Hollywood Park Auditorium  
647 N. San Vicente Boulevard, West Hollywood, California 90069

**1. CALL TO ORDER:**

Chair D'Amico called the meeting of the Planning Commission to order at 6:38 P.M.

**2. PLEDGE OF ALLEGIANCE:** Ed Buck led the Pledge of Allegiance.

**3. ROLL CALL:**

Commissioners Present: Altschul, Bartolo, DeLuccio, Hamaker, Vice-Chair Guardarrama, Chair D'Amico.

Commissioners Absent: None.

Staff Present: Francisco Contreras, Associate Planner, Rachel Heiligman, Associate Planner, Jory Phillips, Senior Planner, Francie Stefan, Senior Planner, John Chase, Urban Designer, Steve Bailey, Building and Safety Manager, Jeffrey Skorneck, Housing Manager, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

Move: 1) Agenda Item 10.A. - Christopher Street West; and 2) Agenda Item 10.B. - Planning Commission Meeting Amendment, before Agenda Item 9. (Public Hearings).

**ACTION:** Approve the Planning Commission Agenda of Thursday, April 19, 2007 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. April 5, 2007**

**ACTION:** Approve the Planning Commission Minutes of Thursday, April 5, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**6. PUBLIC COMMENT.**

ALLEGRA ALLISON, WEST HOLLYWOOD, commented on the recent award received by the City of West Hollywood presented by the National Trust designating West Hollywood as one of America's Dozen Distinctive Designations for 2007. She spoke regarding preserving future historic properties.

SAMUEL BORELLA, WEST HOLLYWOOD, member of the City of West Hollywood's Public Safety Committee, spoke regarding Disaster Preparedness Month.

ED BUCK, WEST HOLLYWOOD, commented on the recent elections and future development within the City of West Hollywood.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on revising the Zoning Ordinance and parking standards.

MONTE STETTIN, BEVERLY HILLS, commented on the developmental process, financial implications, density and green buildings.

**7. ITEMS FROM COMMISSIONERS.** None.

**8. CONSENT CALENDAR.** None.

*The following items were heard out of order as part of the amended agenda:*

**10. NEW BUSINESS.**

**A. Christopher Street West.**

Rodney Scott, Board President of Christopher Street West, presented and reported key issues, regarding the organization, Board recruitment, parade quality, and event expansion. He invited the commissioners to the pride celebration to be held on June 8, 9 and 10, 2007.

Chair D'Amico opened public comment for Item 10.A.:

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the quality of the event.

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

**B. Planning Commission Meeting Amendment.**

Commissioner DeLuccio stated he would not be present for the special meeting.

Commissioner Bartolo stated she would not be present for the special meeting.

**ACTION:** 1) Schedule a special meeting of the Planning Commission to be held on Thursday, May 31, 2007 at West Hollywood Park Auditorium, at 6:30 P.M.; and 2) legally notice as appropriate. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and unanimously carried.**

**9. PUBLIC HEARINGS.**

**A. 8720 Sunset Boulevard (Yahoo! Billboard).**

**Creative Billboard 2006-002:** Francisco Contreras, Associate Planner, provided background information as presented in the staff report dated Thursday, April 19, 2007.

He stated on December 29, 2006, David Seyde of Regency Outdoor Advertising, Inc., (Regency) filed an application to maintain the existing Yahoo! creative billboard. Regency did not apply for an extension before the December 5, 2006 expiration date and instead applied to maintain the existing creative billboard for another two years.

He detailed the history of the sign, appeal to City Council, illumination and intensity, billboard requirements, and the size and height requirements.

Staff recommends approval.

Chair D'Amico opened public testimony for Item 9.A.:

Commissioner Altschul questioned if the hours have been adhered to, and questioned the volume of the lumens.

Francisco Contreras, Associate Planner, stated there are currently no open Code Compliance cases, and one letter of concern has been received by a competing billboard company.

Commissioner DeLuccio questioned the inter-changeable type.

RON TUROVSKY, LOS ANGELES, representing Regency Outdoor Advertising, presented the applicant's report. He agreed with the staff report and requested approval. He clarified Condition 2.1 of Resolution No. PC 07-724; in relation to the wording regarding the removal of the (creative portions) of the billboard.

**ACTION:** Close public testimony for Item 9.A. **Motion carried by consensus of the Commission.**

Discussion was held regarding the verbiage in Resolution No. PC 07-724 regarding Section 2.1.

Staff clarified the verbiage.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-724 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING CREATIVE BILLBOARD PERMIT 2006-002 TO MAINTAIN THE EXISTING YAHOO! CREATIVE BILLBOARD FOR TWO YEARS, LOCATED AT THE EAST ELEVATION OF 8720 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA", and 3) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**B. 1234 N. Hayworth Avenue.**

**Demolition Permit 2006-022, Development Permit 2006-032, Negative Declaration:** Jory Phillips, Senior Planner, stated for the record new plans have recently been submitted by the applicant. Staff has not had sufficient time to make a full review of the amended plans for this presentation.

He stated there appears to be minor changes, but the applicant would be able to specifically articulate what those changes have been in their presentation.

Chair D'Amico questioned the implications of the late submittal.

John Keho, Planning Manager stated there would be concerns that staff has not had adequate time to fully analyze the amended changes. He also stated the Housing Division would also have concerns with applications coming in at such a late date, in regards to affordable housing issues.

Commissioner Altschul suggested the public hearing be opened for comments.

Christi Hogin, Assistant City Attorney, stated the facts and implications if a public hearing was opened at this time. She suggested this item be officially continued to a date certain.

**Commissioner Altschul moved to: 1) continue the item to Thursday, June 7, 2007.**

**Seconded by Commissioner DeLuccio.**

**ACTION:** 1) Continue to Thursday, June 7, 2007. **Moved by Commissioner Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

**C. Green Building Standards (Incentives and Thresholds).**

**Zone Text Amendment 2007-005:** Steve Bailey, Building and Safety Manager, provided background information as presented in the staff report dated Thursday, April 19, 2007.

He provided a detailed background on current City Council actions approving the green building development for private development that included: 1) new base line requirements applicable to all projects; 2) adoption of a point system table into the Zoning Ordinance by reference; 3) a minimum point threshold development project compliance with the point system. He spoke on the Green Ribbon Committee meetings and outcomes.

Rachel Heiligman, Associate Planner, provided background information as presented in the staff report dated Thursday, April 19, 2007. She detailed the incentive program and point system in both residential and commercial zoning districts.

Francie Stefan, Senior Planner, provided background information as presented in the staff report dated Thursday, April 19, 2007. She detailed the actual incentive language and brought forward the issues of the Green Ribbon Committee members.

Details and facts were given on the following Green Building Incentives:

1. In multi-family residential or mixed-use projects, one additional residential unit not to exceed 700 square feet, may be permitted without additional required parking.

2. In multi-family residential or mixed-use projects, 100% of the required common open space may be provided on the roof if the project installs and maintains a vegetated green roof for at least 50% of the roof area not occupied by mechanical equipment or access stairways.
3. In multi-family residential or mixed-use projects, private open space may be transferred to and provided as common open space area, provided that 50% of the units provide a minimum of 50 square feet of private open space which has a minimum dimension of 5 feet in each direction. Alternately, the project may divide all common open space and add it to private open space areas. These incentives shall not be available to projects utilizing any courtyard design incentives.
4. In multi-family residential projects, the area in the side setbacks may be used to satisfy common and/or private open space requirements.
5. Commercial or mixed-use projects may obtain a 0.1 FAR increase.
6. In commercial or mixed-use projects, new restaurant tenant spaces under 1,200 square feet each may provide parking at a ratio of 3.5 parking spaces per 1,000 square feet. This parking ratio may be used for a maximum of 2,400 square feet per project.
7. Projects may obtain expedited permit processing for Building & Safety Division permits which shall mean a 4 week maximum response time following the first submittal, and a 2 week maximum response time following each subsequent submittal. Additionally, projects shall benefit from preferential Planning Commission scheduling where feasible.
8. Commercial or mixed-use projects commercially-zoned lots which are 40 feet or less in width and which have alley access may receive a 50% reduction in required parking spaces.

Staff recommends the Planning Commission consider the proposed incentives for exemplary green building projects and recommend approval of their inclusion in the West Hollywood Green Building Program for Private Development to the City Council.

Commissioner Hamaker commended staff and asked for the definition of a "trip change".

Vice-Chair Guardarrama asked for a definition on “green roofs” for the public’s benefit.

Commissioner DeLuccio commended staff. He questioned the green building mobile display and side set-backs. He had concerns regarding Item No. 6.

Chair D’Amico opened public testimony for Item 9.C.:

SHAWN MIMBS, WEST HOLLYWOOD, spoke in support of staff’s recommendations. He had concerns and suggested: 1) having the incentives proportionate to the size of residential buildings; 2) allow residential development on smaller lots to use the minimum required set-backs; and 3) to continue to allow developers a choice of two incentives depending on the size of the development.

MONTY STETTIN, BEVERLY HILLS, has concerns regarding this item. He spoke on streamlining the entitlement process.

EDWARD LEVIN, WEST HOLLYWOOD, spoke in supports of staff’s recommendations.

RENEE DAKE WILSON, WEST HOLLYWOOD, spoke in supports of staff’s recommendations.

**ACTION:** Close public testimony for Item 9.C. **Motion carried by consensus of the Commission.**

**Chair D’Amico moved to: 1) approve staff’s recommendation.**

**Seconded by Commissioner DeLuccio.**

Commissioner Altschul had concerns regarding the common area reallocation regarding the rooftops, and the side set-back areas. He asked for clarification of the 2,400 square-foot restaurant conditions(s).

Commissioner DeLuccio stated his support for this item. He has reservations regarding Item No. 6.

Commissioner Hamaker had concerns regarding rooftop areas and the side set-back areas.

Commissioner Bartolo spoke regarding roof decks and suggested a minor clarification that would include some type of noise resistant materials for developer’s to follow. She stated her support for Item No. 8.

**Chair D'Amico amended the motion to include: 1) staff return with an update on this item one year after the City Council adopts this item.**

Commissioner DeLuccio questioned when the point system would be reviewed.

Rachel Heiligman, Associate Planner, stated for the record the point system would be reviewed annually.

**Commissioner DeLuccio amended the motion: 1) the update shall come back at the same time the point system is to be reviewed.**

**Chair D'Amico agreed to this amendment.**

Vice-Chair Guardarrama stated his support of this project.

**ACTION:** 1) Adopt Resolution No. PC 07-729 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2007-005, REGARDING INCENTIVES AND THRESHOLDS FOR EXEMPLARY PROJECTS IN THE GREEN BUILDING PROGRAM, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA", and 3) Close Public Hearing Item 9.C. **Moved by Chair D'Amico, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

**AYES:** Commissioners Bartolo, DeLuccio, Hamaker, Vice-Chair Guardarrama, Chair D'Amico.

**NOES:** Altschul.

**ABSENT:** None.

**THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 8:05 P.M. AND RECONVENED AT 8:20 P.M.**

**D. Affordable and Inclusionary Housing Program (SB 1818).**

**Zone Text Amendment 2007-006:** Consider amendment of the Zoning Ordinance regarding the City's inclusionary housing program and implementation of State density bonus laws for affordable housing (SB1818).

Due to the complexity of the amendments, a study session regarding the potential changes has been scheduled for the same meeting. The study session provides the Planning Commission with additional time to review materials and provide comments.

**ACTION:** 1) Continue to Thursday, May 17, 2007; and 2) schedule a Planning Commission Housing Subcommittee meeting to be determined.  
**Motion carried by consensus of the Commission.**

**10. NEW BUSINESS.**

**A. Christopher Street West.**

**ACTION:** This item was moved and heard before Agenda Item 9. (Public Hearings) as part of the amended agenda. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**B. Planning Commission Meeting Amendment.**

**ACTION:** This item was moved and heard before Agenda Item 9. (Public Hearings) as part of the amended agenda. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**C. Study Session: Inclusionary Housing Program.**

Francie Stefan, Senior Planner, detailed the proposed changes to the Inclusionary Housing Program to increase on-site inclusionary housing construction, and stated the changes necessary to implement required State density bonus law for affordable housing (SB 1818).

She stated the goal is to: 1) review the proposed inclusionary housing changes; 2) review SB 1818 requirements; 3) note future housing policy and implementation changes coming to the Planning Commission; and 4) take comments.

Jeffrey Skorneck, Housing Manager, spoke on inclusionary housing units, fees, and clarified SB 1818.

Jory Phillips, Senior Planner, provided background information and details on SB 1818. He spoke and detailed SB 1818's primary features, density bonuses, concessions, draft concessions, parking, and interaction with zoning.

Discussion and details were given on the following: 1) inclusionary housing; 2) background on inclusionary housing needs; 3) SB 1818; 4) projects of 2 to 10 units; 5) projects of 11 to 20 units; 6) projects of 21 to 40 units (new tier); 7) projects of 41 or more units (new tier); 8) smaller units and builder's quality; 9) maximum allowed density bonuses; 10) SB 1818 bonus = 35%; 11) integration of inclusionary and State bonuses; 12) administering the bonus in zones with an FAR; 13) concessions; and 13) parking.

Commissioner Altschul questioned the moderate affordable units and procedure.

Commissioner Hamaker questioned the affordable housing units and “clustering”.

Commissioner Bartolo questioned the parking impacts regarding the inclusionary units.

Commissioner DeLuccio questioned how the city can create more affordable units. He stated he would like to see City Council be able to look at the FAR.

Chair D’Amico opened public comment for Item 10.C.:

MINDY BRADISH, WEST HOLLYWOOD, Executive Director of the West Hollywood Chamber of Commerce, stated they would like to see more time to continue the process, with more community input.

MARK LEHMAN, WEST HOLLYWOOD, commented on parking requirements, incentives, private open space and mixed-use.

ED LEVIN, WEST HOLLYWOOD, commented on inclusionary housing standards, and stated SB 1818 needs more work.

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

**ACTION:** 1) schedule a Planning Commission Housing Subcommittee meeting to be determined. **Motion carried by consensus of the Commission.**

**11. UNFINISHED BUSINESS.** None.

**12. EXCLUDED CONSENT CALENDAR.** None.

**13. ITEMS FROM STAFF.**

**A. Director’s Report.**

Susan Healy Keene, Community Development Director, presented an update on City Council actions.

**B. Planning Manager’s Update.**

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission and commented on the American Planning Association National Conference, which was held in Philadelphia, Pennsylvania.

**14. PUBLIC COMMENT.** None.

**15. ITEMS FROM COMMISSIONERS.**

Chair D'Amico commended staff on the recent PowerPoint presentations and questioned the lighting.

Commissioner Altschul stated for the record he will be absent from the Planning Commission meeting on Thursday, May 3, 2007.

**16. ADJOURNMENT:** The Planning Commission adjourned at 9:20 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 3, 2007 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 3<sup>RD</sup> DAY OF MAY, 2007.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR