



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**February 1, 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 6:32 P.M.

**2. PLEDGE OF ALLEGIANCE:** Mindy Bradish led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Francie Stefan, Senior Planner, John Chase, Urban Designer, John Keho, Planning Manager, Susan Healy Keene, Community Development Director, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, February 1, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. January 18, 2007**

**ACTION:** Approve the Planning Commission Minutes of Thursday, January 18, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Guardarrama and unanimously carried.**

**6. PUBLIC COMMENT.**

HEAVENLY WILSON, WEST HOLLYWOOD, commented on development and housing.

ED BUCK, WEST HOLLYWOOD, commented on the housing summit discussion and housing development.

STEVE MARTIN, WEST HOLLYWOOD, commented on infrastructure, development and affordable housing.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on housing grants, density and suggested a revision to the Zoning Ordinance.

**7. ITEMS FROM COMMISSIONERS.**

Commissioner Altschul commented on development and housing.

**8. CONSENT CALENDAR.** None.

**9. PUBLIC HEARINGS.**

**A. 8135 Norton Avenue.**

**Zone Clearance 2006-169:** Continued from Thursday, December 7, 2006. Appeal of the Director of Community Development's approval of a zone clearance to reduce the number of dwelling units in a multi-family structure from six units to three units.

**ACTION:** 1) Application withdrawn. **Motion carried by consensus of the Commission.**

**B. 1041 N. Formosa Avenue. (The Lot Motion Picture Studio)**

**Comprehensive Development Plan 2000-001:** Applicant is requesting a revision of existing Comprehensive Development Plan to change proposed building configurations and to reduce total square footage allowed at plan buildout,

**ACTION:** 1) Continue to Thursday, March 15, 2007. **Motion carried by consensus of the Commission.**

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.**

**A. Housing Summit Land Use Update:**

Francie Stefan, Senior Planner, provided an update on information received from the Planning Commission on Thursday, January 18, 2007 regarding land use issues related to housing in West Hollywood.

Staff has prioritized the following Neighborhood Impact items for review and amend if necessary, within six months or less.

Discussion was held on the following items with a general consensus of direction(s) given to staff:

1. *A review of findings required for a resolution of project approval, particularly examination of adding finding(s) that address neighborhood compatibility issues.*

**CONSENSUS:**

Staff will return with item for Commission consideration.

2. *Explore a possible return to height averaging in multi-family zones.*

**CONSENSUS:**

Staff to provide analysis of returning to height averaging for Commission consideration.

3. *An examination of building design and the impact better design has on the neighborhood and the process. This includes:*

- A. *Benefits of higher quality design.*

- B. *Engagement of the project design as early as possible in the process.*

**CONSENSUS:**

General consensus.

- C. *Design review and or Planning Commission review as a standard for all projects larger than two units.*

**CONSENSUS:**

To look at ways to add Planning Commission Design review of projects over two-units, which are not currently reviewed by the Planning Commission.

4. *Clarifying and easing 2<sup>nd</sup> Unit Standards in residential zones.*

**CONSENSUS:**

General consensus regarding changes to 2<sup>nd</sup> unit development standards and direction to investigate changing the provisions of the Zoning Ordinance related to the legalization of illegal units.

5. *Review of parking requirements for all types of developments.*

**CONSENSUS:**

General consensus.

Chair D'Amico opened public comment for Item 11.A.:

LAUREN MEISTER, WEST HOLLYWOOD, commented on 2<sup>ND</sup> Unit Standards.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on architectural style, developers and parking requirements. She spoke in favor of projects going before the Design Review Subcommittee.

**ACTION:** Close public comment for Item 11.A. **Motion carried by consensus of the Commission.**

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

13. **ITEMS FROM STAFF.**

- A. **Director's Report.**

- Susan Healy Keene, Director of Community Development updated the commission on items going before the City Council.

- B. **Planning Manager's Update.**

- John Keho, Planning Manager provided an update of upcoming projects tentatively scheduled for Planning Commission.

14. **PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the Bel Age Hotel.

15. **ITEMS FROM COMMISSIONERS.**

Commissioner Thompson commended the Housing Subcommittee.

Commissioner Hamaker suggested the possibility of a future Planning Commission retreat.

Commissioner DeLuccio commended the Housing Subcommittee.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 8:00 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, February 15, 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 15<sup>TH</sup> DAY OF FEBRUARY, 2007.



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CHAIRPERSON

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR