



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**June 15, 2006**

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

**1. CALL TO ORDER:**

Chair Thompson 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, Guardarrama, Hamaker, Vice-Chair D'Amico, Chair Thompson.

Commissioners Absent: None.

Staff Present: Rachel Heiligman, Associate Planner, Justine Hearn, Assistant Planner, John Chase, Urban Designer, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, June 15, 2006 as presented. **Moved by Commissioner DeLuccio, and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. June 1, 2006**

**ACTION:** Approve the Planning Commission Minutes of Thursday, June 1, 2006 as presented. **Moved by Commissioner Hamaker, seconded by Commissioner DeLuccio and unanimously carried.**

**6. PUBLIC COMMENT.**

TOM DEMILLE, WEST HOLLYWOOD, commented on local politics.

BRUCE TRAUB, WEST HOLLYWOOD, commented on noticing issues, Pinkberry Yogurt, and the design review process.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on construction standards and the upcoming appeal of Hugo's, located at 8401 Santa Monica Boulevard, West Hollywood, California.

**7. ITEMS FROM COMMISSIONERS.**

Commissioner Altschul commented on public comment contributions.

Commissioner DeLuccio questioned if Pinkberry would be publicly noticed with a 500' foot radius mailing.

John Keho, Planning Manager, confirmed the Business License Commission would properly notice the public hearing with a 500' radius mailing and proper posting procedures.

**8. CONSENT CALENDAR. None.**

**9. PUBLIC HEARINGS.**

**A. 868 N. Huntley Drive (Pinkberry).**

**Zone Clearance 2004-291:**

Revocation of a Zone Clearance for a frozen yogurt establishment known as Pinkberry, located at 868 N. Huntley Drive, West Hollywood, California.

**ACTION:** 1) Staff has withdrawn the item; and 2) recommended a public hearing on Tuesday, July 11, 2006 before the West Hollywood Business License Commission at West Hollywood Park Auditorium at 6:30 P.M.

**Motion carried by consensus of the Commission.**

**B. 8265 Fountain Avenue.**

**Demolition Permit 2005-007, Development Permit 2005-011, Modification 2005-007, Tentative Tract Map 2005-004, Negative Declaration:**

Rachel Heiligman, Associate Planner, presented the staff report. She gave a brief history of the project and confirmed the applicant is requesting to demolish two dwelling units and construct a four-story, seven-unit condominium building. She detailed the project proposal, including the ten percent modification, east side setback, and driveway slope.

Staff recommends approval of the request, except for the modification of the common open space.

Commissioner Hamaker questioned the landscaping.

Vice-Chair D'Amico presented the Design Review Sub-Committee report.

Chair Thompson opened public testimony for Item 9.B.:

MICHAEL BOBROW, LOS ANGELES, representing the applicant, presented the applicant's report. He spoke and detailed the project history, design of the building, top floor setbacks, courtyard and modifications.

JULIA THOMAS, LOS ANGELES, representing the applicant, continued the applicant's report. She spoke and detailed the building design, including light and landscaping.

SAMUEL KIM, LOS ANGELES, representing the applicant, continued the applicant's report. He spoke on the landscaping aspects of the project and detailed the courtyard design.

MICHAEL BOBROW, LOS ANGELES, representing the applicant, continued the applicant's report. He spoke regarding the neighborhood meetings and the concerns which were brought forward by the neighbors, including height and landscaping.

JEANNE DOBRIN, WEST HOLLYWOOD, had concerns regarding this item. She commented on tandem parking spaces.

MICHAEL BOBROW, LOS ANGELES, representing the applicant, presented the applicant's rebuttal. He briefly detailed the tandem parking spaces.

Commissioner Hamaker questioned the size of the parking spaces.

Michael Bobrow, Los Angeles, representing the applicant, stated there are no compact parking spaces.

John Chase, Urban Designer, detailed the project and design, and the appropriation into the surrounding neighborhood.

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

Chair Thompson stated he supports this project. He had concerns with all the additional conditions which had to be incorporated to make this project feasible.

Commissioner DeLuccio stated his supports this project. He commented on the landscaping and the additional conditions incorporated for this project.

Commissioner Hamaker stated her support for this project. She commented and spoke in favor of the landscaping.

Commissioner Bartol stated the project is eloquent in its simplicity. She spoke on the articulation and scale of the project.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No PC 06-683 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2005-007, DEVELOPMENT PERMIT 2005-011 AND MODIFICATION 2005-007 ON AN APPLICATION OF THE S.C.R., LLC, TO PERMIT THE DEMOLITION OF TWO DWELLING UNITS AND THE CONSTRUCTION OF A FOUR-STORY, SEVEN-UNIT CONDOMINIUM BUILDING, FOR THE PROPERTY LOCATED AT 8265 FOUNTAIN AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 06-684 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2005-004 (MINOR LAND DIVISION 64234), FOR THE PROPERTY LOCATED AT 8265 FOUNTAIN AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.B. **Motion by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

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

**NOES:** None.

**ABSENT:** None.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:20 P.M. AND RECONVENED AT 7:25 P.M.**

**C. 1217 N. Horn Avenue.  
Demolition Permit 2006-010, Development Permit 2006-014, Tentative Tract Map 2006-007:**

Applicant is requesting to demolish two existing dwelling units and accessory structures and construct a new eight-unit condominium building.

A continuance of this item is requested to allow the applicant additional time to revise the plans to comply with Zoning Ordinance standards. The project is within the Permit Streamlining Act timelines,

**ACTION:** Continue to Thursday, August 17, 2006. **Motion carried by consensus of the Commission.**

**D. Supper Clubs.**

**Zone Text Amendment 2006-005:**

Develop a Land Use category for "Supper Clubs" with associated operating and development standards, located city-wide, West Hollywood, California.

A continuance of this item is being requested to allow additional refinement and consideration of the land use category and operating standards for supper clubs.

**ACTION:** 1) Continue this item to Thursday, August 17, 2006. **Motion carried by consensus of the Commission.**

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.**

**A. Policy Discussion.**

**Vacant Properties and Buildings, and Demolition Requirements.**

Justine Hearn, Assistant Planner, presented the staff report. She stated the City Council directed the Planning Commission to consider options to address community concerns regarding vacant buildings and properties, including discussion of demolition requirements.

She briefly detailed the existing Demolition Ordinance, concerns voiced by the community, maintenance of streetscape, reduction of perceived blight, retention of structures for potential reuse, public safety concerns, perceived blight of vacant buildings, aesthetics and the possible deliberate lack of maintenance by property owners.

Staff recommends maintaining the existing Demolition Ordinance and initiating a public hearing to consider amendments to Chapters 7.24 and 19.30 of the City of West Hollywood Municipal Code as proposed.

Chair Thompson opened public comment for Item 11.A.:

EDWARD LEVIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on housing stock and enforcement of the sign ordinance.

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

Commissioner Altschul spoke in support of staff's recommendation and stated his agreement with a public hearing.

Commissioner Guardarrma spoke in support of a public hearing with a broader scope of recommendation to include discussion of demolition.

Commissioner Hamaker commented on empty lots, maintenance and demolition. She supports staff's recommendation.

Commissioner DeLuccio supports a future public hearing and would like to see how other cities handle this type of concern.

Commissioner Bartolo commented on vacant buildings and property maintenance.

Vice-Chair D'Amico commented on recent developments and developers, squatters and enforcement. He spoke in support of a public hearing.

Chair Thompson stated he would like to see the scope of the public hearing broadened.

**ACTION:** 1) Hold a Public Hearing with Zone Text Amendment with draft language to change the Ordinance as recommended by staff; 2) provide more information (draft) language regarding the demolition of buildings prior to the issuance of building permits; and 3) provide information on other municipalities' regulations. **Motion carried by consensus of the Commission.**

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

**13. ITEMS FROM STAFF.** None.

**14. PUBLIC COMMENT.**

ED BUCK, WEST HOLLYWOOD, commented on abandoned buildings and lack of enforcement.

**15. ITEMS FROM COMMISSIONERS.**

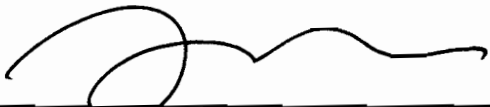
Commissioner Bartolo commented on the project at 8265 Fountain Avenue, West Hollywood, California. She would like to see a level of massing reconsidered and change the level of measurement from density to floor area ration (FAR) for residential use.

Vice-Chair D'Amico would like a staff update regarding 8968 Vista Grande, West Hollywood, California.

Commissioner DeLuccio questioned if the floor area ratio (FAR) could be looked into for future discussion.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:55 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, June 1, 2006 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 6<sup>TH</sup> DAY OF JULY, 2006.

  
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CHAIRPERSON

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR