



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**June 1, 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 6:33 P.M.

**2. PLEDGE OF ALLEGIANCE:** Glenn Gulbrandsen 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: Jennifer Noel, Associate Contract Planner, John Chase, Urban Designer, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

It was notated for the record, Item 8.C. (8633 West Knoll Drive) is continued to Thursday, August 3, 2006.

**ACTION:** Approve the Planning Commission Agenda of Thursday, May 18, 2006 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker, and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. May 18, 2006**

**ACTION:** Approve the Planning Commission Minutes of Thursday, April 6, 2006 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Altschul and unanimously carried; notating the abstention of Commissioner Hamaker.**

**6. PUBLIC COMMENT.** None.

**7. ITEMS FROM COMMISSIONERS.**

Commissioner Hamaker apologized for her absence at the last Planning Commission meeting.

## **8. CONSENT CALENDAR.**

### **A. Capital Improvement Program:**

Government Code Section 65401 requires the City of West Hollywood's Planning Commission examine the Capital Improvement Plan (CIP) for consistency with the General Plan. A finding of consistency is required for the City Council to be able to adopt the Capital Improvement Program.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 06-677 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONCERNING CONSISTENCY BETWEEN THE CAPITAL IMPROVEMENTS PLAN (CIP) AND THE GENERAL PLAN, WITHIN THE CITY OF WEST HOLLYWOOD, WEST HOLLYWOOD, CALIFORNIA." **Moved by Commissioner Altschul, seconded by Commissioner Hamaker, and unanimously carried.**

## **9. PUBLIC HEARINGS.**

### **A. 1021 N. Ogden Drive.**

**Demolition Permit 2004-034, Development Permit 2004-051, Tentative Tract Map 2004-023, Negative Declaration:**

Continued from Thursday, May 18, 2006. John Keho, Planning Manager, presented the staff report in the absence of Melodie Bounds-Frisby, Associate Planner. He stated the proposal is a request to demolish an existing single-family dwelling, and construct a five-unit condominium building that is three-stories with an additional mezzanine level. On-site parking for the project is provided in a semi-subterranean garage.

John Chase, Urban Designer detailed the design of the project, including the stucco walls, window openings, balcony treatments, courtyard standards and setbacks.

John Keho, Planning Manager stated for the record a Negative Declaration has been prepared and Exhibit C has been amended with the correct Zoning Vicinity Map for 1021 N. Ogden Drive, West Hollywood, California and assured the Commission the correct radius mailing was adhered to.

Vice-Chair D'Amico presented the Design Review Subcommittee report. He presented a brief history of the design of the project.

**THE COMMISSION TEMPORARILY HALTED THE PUBLIC HEARING PROCEEDINGS OF THIS ITEM AT 6:45 P.M. TO ALLOW TIME FOR THE MASSING MODEL TO BE TRANSPORTED FROM ANOTHER LOCATION AND CONTINUED WITH ITEM 9.B. (8833 CYNTHIA STREET).**

**B. 8833 Cynthia Street.**

**Tentative Tract Map 2006-012:**

Jennifer Noel, Associate Contract Planner, presented the staff report. She gave a brief history of the project and confirmed the request is for approval of a tentative tract map for the subdivision of a five-unit residential project. The development of the residential project was approved on Thursday, March 2, 2006 at the staff level.

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

EDDY GELLER, LOS ANGELES, presented the applicants report. He commented on the fiscal impact and was available for questions.

Commissioner DeLuccio questioned the application process and why the applicant chose to wait until this time to move forward.

Commissioner Hamaker questioned if the Urban Designer reviewed this project.

Commissioner Altschul questioned the financial aspects of the project.

Commissioner Bartolo questioned the intention of the applicant if he will be handling the conversion himself and if he plans to sell it upon receipt of the final tentative tract map.

GLENN GULBRANDSEN, WEST HOLLYWOOD, has concerns regarding this item. He commented on the height and size of the building.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on shade and shadow and requested a street vacation for this project.

EDDY GELLER, LOS ANGELES, presented the applicants rebuttal. He commented on the street width, landscaping, sculpture and stated this project will enhance the neighborhood.

Commissioner Bartolo questioned the type of construction and landscaping plan.

EDDY GELLER, LOS ANGELES, stated for the record it is a Type 5 construction with a subterranean garage.

Commissioner Alstchul questioned the height the building.

Vice-Chair D'Amico questioned the maximum number of units that could be built.

Commissioner Hamaker questioned the square-footage of the units and if this project had been scrutinized in the same manner as a condominium project.

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

Chair Thompson had concerns regarding the design of the project and stated his issues surrounding the policy process of tentative tract maps. He advocated a possible change to this policy.

Commissioner Bartolo commented on construction costs and advocated some time be set aside to peruse the policy process, including a private landscaping standard.

Commissioner Guardarrama commented on the public benefit, the design of the project and financial hardships of the developer.

John Keho, Planning Manager reminded the Commission the item before them for consideration is strictly a tentative tract map.

Christi Hogin, Assistant City Attorney, acknowledged for the record a lot of statements have been stated that are not relevant considerations. She defined the applicable rules and findings that must be adhered to regarding this item.

**Chair Thompson moved to: 1) approve staff's recommendation.**

**Seconded by Commissioner Hamaker.**

Vice-Chair D'Amico stated his concerns this is not consistent with the General Plan.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No PC 06-680 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2006-012 (MINOR LAND DIVISION 64222), FOR THE PROPERTY LOCATED AT 8833 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.B. **Motion by Chair Thompson, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

**AYES:** Commissioners Bartolo, Guardarrama, Hamaker, Chair Thompson.

**NOES:** Altschul, DeLuccio, Vice-Chair D'Amico.

**ABSENT:** None.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:25 P.M. AND RECONVENED TO ITEM 9.A. (1021 N. OGDEN DRIVE) AT 7:30 P.M.**

**A. 1021 N. Ogden Drive.  
Demolition Permit 2004-034, Development Permit 2004-051, Tentative Tract Map 2004-023, Negative Declaration:**

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

GEORGE PADA, LOS ANGELES, representing Boaz Miodovsky, presented the applicants report. He gave a history of the property and detailed on the height, courtyard and square-footage.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the courtyard housing, rear yard setback and compact parking spaces.

GEORGE PADA, LOS ANGELES, representing Boaz Miodovsky, presented the applicants rebuttal. He detailed the rear yard setback and stated changing the compact parking would be a hindrance to the project.

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

**Commissioner Guardarrama moved to: 1) approve staff's recommendation.**

**Seconded by Vice-Chair D'Amico.**

Commissioner Hamaker had concerns with the compact parking spaces and questioned the origins of this standard.

Commissioner DeLuccio commented on height.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 06-678 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ADOPTING A NEGATIVE DECLARATION AND C APPROVING DEMOLITION PERMIT 2004-034 AND DEVELOPMENT PERMIT 2004-051, FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW FIVE-UNIT COURTYARD CONDOMINIUM BUILDING, LOCATED AT 1021 N. OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA"; 3) "Adopt Resolution No. PC 06-679 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2004-023, FOR THE PROPERTY LOCATED AT 1021 N. OGDEN DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.A.

**Motion by Commissioner Guardarrama, seconded by Vice-Chair D'Amico and passes on a Roll Call Vote:**

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

**NOES:** None.

**ABSENT:** None.

**C. 8633 West Knoll Drive.**

**Development Permit 2004-027:**

On Monday, May 22, 2006, the applicant submitted plans to the Planning Division of the City of West Hollywood that were substantially altered from those which were reviewed for the approval of DVP 004-027.

Preliminary review of the revised plans indicated that they may not comply with Zoning Ordinance requirements, and staff has not had sufficient time to completely review the new plans for conformance with the Zoning Ordinance.

**ACTION:** 1) Continue this item to Thursday, August 3, 2006. **Motion carried by consensus of the Commission.**

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF.**

John Keho, Planning Manager, updated the Commission on the [implied] noise violation(s) at 1003 Cory Avenue, West Hollywood, California. He confirmed the Code Compliance Division has not found a day care facility operating at this location. The city is currently encouraging a dispute resolution between all parties.

**14. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on compact parking spaces and cautioned about the upcoming projects at Pavillions, Movie Town Plaza and Walgreens.

**15. ITEMS FROM COMMISSIONERS.**

Commissioner Hamaker questioned and asked for clarification regarding the financial figures of the Capital Improvement Program (CIP).

Chair Thompson encouraged everyone to come out for the Los Angeles Gay Pride event(s) next weekend; Saturday, June 10, 2006 and Sunday, June 11, 2006.

Commissioner Guardarrama would like staff look into the Zoning Ordinance and search for creative ways to streamline the tentative tract map issues in order to close the apparent loophole currently in the system.

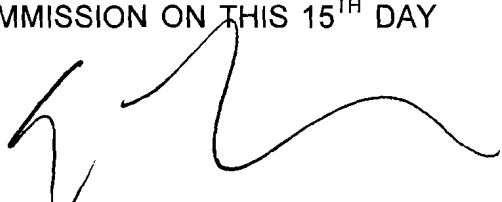
Commissioner Hamaker would like to see a history on the compact parking standards and would like to see some change happen regarding this.

Commissioner Bartolo commented on the compact parking standards, and would like to re-examine to Courtyard Ordinance.

Commissioner DeLuccio thanked staff for the follow-up at 1003 Cory Avenue, West Hollywood, California.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:50 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 15<sup>TH</sup> DAY OF JUNE, 2006.

  
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CHAIRPERSON

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR