



PLANNING COMMISSION MINUTES
Regular Meeting
April 1, 2010

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

1. CALL TO ORDER:

Chair DeLuccio called the meeting of the Planning Commission to order at 6:36 P.M.

2. PLEDGE OF ALLEGIANCE: Vice-Chair Yeber led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Altschul, Guardarrama, Hamaker, Vice-Chair Yeber, Chair DeLuccio.

Commissioners Absent: Bernstein, Buckner.

Staff Present: Michael Barney, Assistant Planner, Francisco Contreras, Senior Planner, Sam Baxter, Human Services Department Director, John Keho, Planning Manager, Anne McIntosh, Deputy City Manager, Community Development Director, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Move Agenda Item No. 9 B. (7377 Santa Monica Boulevard – Plummer Park Capital Improvement Project) before Agenda Item No. 9.A. (1217 N. Horn Avenue).

ACTION: Approve the Planning Commission Agenda of Thursday, April 1, 2010 as amended. **Moved by Vice-Chair Yeber, seconded by Commissioner Altschul, and unanimously carried; notating the abstentions of Commissioner Bernstein and Commissioner Buckner.**

5. APPROVAL OF MINUTES.

Chair DeLuccio stated the minutes should reflect the lease hold interest in the House of Blues, regarding the Sunset Time project.

A. February 4, 2010

ACTION: Approve the Planning Commission Minutes of Thursday, March 4, 2010 as amended. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and unanimously carried; notating the abstentions of Commissioner Bernstein and Commissioner Buckner.**

6. PUBLIC COMMENT.

STEVE MARTIN, WEST HOLLYWOOD, commented on the square-footage of the affordable housing units at the Sierra Bonita housing project.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the public review process of Draft Environmental Impact Reports and the Sierra Bonita affordable housing project.

7. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker stated the Sierra Bonita apartments were developed, and is owned by the West Hollywood Community Housing Corporation. She clarified carpeting is allowed, however, it cannot be attached permanently to the concrete flooring.

8. CONSENT CALENDAR. None.

The following item was moved and heard out of order as part of the amended agenda.

9. PUBLIC HEARINGS.

B. 7377 Santa Monica Boulevard.

Plummer Park Capital Improvement Project:

Sam Baxter, Human Services Department Director, provided a background history of Plummer Park Improvement Project. He introduced representatives from the Pugh+Scarpa (project architects), Olin Partnership (landscape architects), and Heery International (capital campaign project manager).

Francisco Contreras, Senior Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, April 1, 2010.

He stated the requested action is a recommendation to the City Council to certify the Final Environmental Impact Report (EIR), along with the adoption of a Mitigation Monitoring and Reporting Program (MMRP) and a Statement of Overriding Considerations for the proposed Plummer Park Capital Improvement Project. The requested action also includes a recommendation to the City Council determining General Plan Consistency for the proposed project.

He provided details of the project location, project history and project description. He commented on issues concerning tree removal, other Works Progress Administration (WPA) structures and security concerns.

Commissioner Altschul requested clarification regarding the current usage of Great Hall / Long Hall and questioned the additional cost of upgrading the facilities.

Vice-Chair Yeber requested clarification regarding Great Hall / Long Hall's degree of significance in the context of other WPA buildings.

Kurt Duke, of LSA, Inc. (Environmental Consultant), stated that in relation to other WPA buildings, Great Hall / Long Hall does not stand out as one of the more significant or important WPA constructed buildings.

Chair DeLuccio requested clarification regarding relocation of the current tenants of Great Hall / Long Hall.

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

ROYCE SCIORTINO, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval to City Council.

BRIAN CURRAN, LOS ANGELES, Vice-President of Hollywood Heritage, has concerns regarding this item. He spoke regarding the historic resources of the park and WPA buildings. He spoke in support of Alternative No. 2.

GREGORY WOODSELL, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval to City Council.

ESTHER BAUM WEST HOLLYWOOD, spoke in support of staff's recommendation of approval to City Council.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the removal of Great Hall Long Hall, tree removal, and the increase of park acreage. She supports staff's recommendation of approval to City Council.

NORMAN CHRAMOFF, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval to City Council.

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

Commissioner Guardarrama stated the Final Environmental Impact Report is sufficient and the project is consistent with the General Plan. The Statement of Overriding Considerations should be adopted, because the public benefit outweighs the loss of Great Hall / Long Hall and the remodel to Fiesta Hall.

Commissioner Hamaker stated her concerns regarding the removal of trees. She would like to see as many of the mature trees saved as possible. She agrees with the proposal of removing Great Hall / Long Hall and remodeling Fiesta Hall, and supports staff's recommendation of approval to City Council.

Commissioner Altschul moved to: 1) approve staff's recommendation of approval to City Council.

Seconded by Commissioner Hamaker.

Vice-Chair Yeber commented on the historical aspects of the buildings. He stated his support of staff's recommendation of approval.

Chair DeLuccio stated his support of staff's recommendation of approval.

ACTION: 1) Adopt Resolution No. PC 10-917 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), ADOPT A MITIGATION MONITORING PROGRAM (MMRP), ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND FIND GENERAL PLAN CONSISTENCY PURUANT TO W.H.M.C. SECTION §19.01.040.K.1, FOR THE PROPOSED PLUMMER PARK CAPITAL IMPROVEMENT PROJECT, LOCATED AT 7377 SANTA MONICA BOULEVARD (PLUMMER PARK), WEST HOLLYWOOD, CALIFORNIA;" and 2) close Public Hearing Item 9.B. **Moved by Commissioner Altschul, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

AYES: Altschul, Guardarrama, Hamaker, Vice-Chair Yeber, Chair DeLuccio.

NOES: None.

ABSENT: Buckner, Bernstein.

RECUSED: None.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:20 P.M. AND RECONVENED AT 7:30 P.M.

Commissioner Altschul recused himself from the dias and left the meeting at this time due to living within the 500' radius of the proposed project located at 1217 N. Horn Avenue, West Hollywood, California.

A. 1217 N. Horn Avenue:

Michael Barney, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, April 1, 2010.

He stated the applicant is requesting to construct a four-story, seven-unit residential condominium above one level of subterranean parking on a vacant lot.

He presented a history of the property and detailed the square-footage, affordable for-sale units, building height, massing, parking incentives, front yard paving, unit sizes, and neighborhood opposition issues.

John Chase, Urban Designer, presented the urban design analysis. He spoke regarding the average architecture of the previously approved project. He stated his support of the redesigned project and spoke regarding the placement of windows, building differentiation and articulation, and contrasting materials. He stated the Planning Commission Design Review Subcommittee reviewed this project and found it far superior to the previous project.

Vice-Chair Yeber disclosed for the record, he was a short term consultant on this project, (approximately two years ago) by assisting them in understanding their existing entitlement as it related to the moratorium that was in place at the time. He stated he has had no other discussions with the client or applicants since that initial work two years ago.

Commissioner Guardarrama disclosed for the record, he met with the applicant's representative Todd Elliott, and they discussed matters contained solely in the staff report.

Chair DeLuccio, disclosed for the record, he made a site visit and spoke with the applicant's representative Todd Elliott, and they discussed matters contained solely in the staff report.

Commissioner Hamaker questioned what would the project have to be, in order to have a significant impact determination.

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

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's report. He spoke and detailed the history of the project, current design, unit sizes and pricing, parking, architectural materials and differentiation, height and massing, neighborhood compatibility, open space, side yard garden space, two affordable condominium units, and bicycle spaces.

Commissioner Hamaker requested clarification regarding the demolition of the previous buildings on-site.

CAROLYN MONTAQUE, WEST HOLLYWOOD, has concerns regarding this issue. She spoke regarding parking issues and building height.

SCOTT BERGMAN, WEST HOLLYWOOD, opposes staff's recommendation of approval.

DAVID WEISSFELD, WEST HOLLYWOOD, opposes staff's recommendation of approval.

ELYSE EISENBERG, WEST HOLLYWOOD, opposes staff's recommendation of approval.

MARC C. MATHEWS, WEST HOLLYWOOD, opposes staff's recommendation of approval.

STEVE MARTIN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding parking issues, building height, and unit costs.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding parking issues and unit size.

TODD ELLIOTT, LOS ANGELES, applicant's representative, presented the applicant's rebuttal. He spoke and detailed the parking concerns and construction mitigation impacts.

Chair DeLuccio requested clarification regarding the number of incentives and requested the history of the demolition of the past properties and why nothing was built as entitled.

TODD ELLIOTT, LOS ANGELES, applicant's representative, stated they are requesting only two incentives, although they are allowed to have three per SB 1818.

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

Commissioner Guardarrama commented on the past entitlements and spoke regarding the compliance of SB 1818. He stated this project is far superior to the previous project and supports staff's recommendation of approval.

Vice-Chair Yeber had concerns with the parking issues. He stated ,pursuant to SB 1818, it is out of the commission's purview to act upon the concerns. He stated it is a superior project to the previous project and supports staff's recommendation of approval.

Vice-Chair Yeber moved to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Guardarrama.

Chair DeLuccio stated his concerns regarding the guest parking, but stated the commission's hands are tied due to SB 1818. He declared his disapproval of the previous demolition and the original entitlements not acted upon. He stated this is a superior project.

Commissioner Hamaker commented on the parking issues and spoke regarding alternative transit vehicles. She stated her support for the project and the affordable housing units.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 10-922 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2009-014, FOR THE CONSTRUCTION OF A NEW 15,233 SQUARE-FOOT, FOUR-STORY, SEVEN-UNIT CONDOMINIUM STRUCTURE, INCLUDING TWO AFFORDABLE UNITS, LOCATED AT 1217 N. HORN AVENUE, WEST HOLLYWOOD, CALIFORNIA;" 3) Adopt Resolution No. PC 10-923 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2010-002 (MAJOR LAND DIVISION NO. 71231), FOR THE PROPERTY LOCATED AT 1217 N. HORN AVENUE, WEST HOLLYWOOD, CALIFORNIA," and 4) close Public Hearing Item 9.A. **Moved by Vice-Chair Yeber, seconded by Commissioner Guardarrama and passes on a Roll Call Vote:**

AYES: Guardarrama, Hamaker, Vice-Chair Yeber, Chair DeLuccio.

NOES: None.

ABSENT: Buckner, Bernstein.

RECUSED: Altschul.

**B. 7377 Santa Monica Boulevard.
Plummer Park Capital Improvements Project:**

ACTION: This item was moved and heard before Agenda Item No. 9.A. (1217 N. Horn Avenue) as part of the amended agenda. **Moved by Vice-Chair Yeber, seconded by Commissioner Altschul, and unanimously carried; notating the abstentions of Commissioner Bernstein and Commissioner Buckner.**

10. NEW BUSINESS.

A. General Plan Update.

John Keho, Planning Manager, stated there will be a Joint Study Session between the City Council, Planning Commission and the Rent Stabilization Commission on Monday, April 5, 2010, to discuss economic development and the housing element.

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Director's Report.

Anne McIntosh, Deputy City Manager, Community Development Director, updated the budget process and spoke regarding the City's current financial status.

She stated staff is ready to review the management study recently completed by the consultant regarding the operations of the Planning Division, and those recommendations will be brought forward in the near future.

B. Planning Manager's Update.

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

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker stated the Sierra Bonita apartments will be having a grand opening on Saturday, April 3, 2010. The ground floor space will house the West Hollywood Community Housing Corporation.

16. **ADJOURNMENT:** Notating the cancellation of the Planning Commission meeting of Thursday, April 15, 2010, the Planning Commission adjourned at 8:30 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 6, 2010 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 6TH DAY OF MAY, 2010.



CHAIRPERSON

ATTEST:



COMMISSION SECRETARY