



PLANNING COMMISSION MINUTES
Regular Meeting
May 15, 2014

West Hollywood Park Public Meeting Room – Council Chambers
625 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:** Vickie Shink led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Aghaei, Altschul, Buckner, Shink, Yeber, Vice-Chair Huebner, Chair DeLuccio.

Commissioners Absent: None.

Staff Present: Jennifer Alkire, Senior Planner, Adrian Gallo, Associate Planner, Michael Rocque, Associate Planner, Stephanie Reich, Urban Designer, Dan Mick, Commercial Code Compliance Supervisor, David DeGrazia, Current and Historic Preservation Planning Manager, John Keho, Assistant Community Development Director, Tarquin Preziosi, Acting Assistant City Attorney, and David Gillig, Commission Secretary.
4. **APPROVAL OF AGENDA.**
ACTION: Approve the Planning Commission Agenda of Thursday, May 15, 2014 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Altschul and passes.**
5. **APPROVAL OF MINUTES.**

A. **April 3, 2014**

ACTION: Approve the Planning Commission Minutes of Thursday, April 3, 2014 as presented. **Moved by Commissioner Buckner, seconded by Commissioner Shink and passes; noting Commissioner Altschul abstaining.**
6. **PUBLIC COMMENT.**
STEPHANIE HARKER, WEST HOLLYWOOD, commented on an article titled “Older, Smaller, Better” from the National Trust for Historic Preservation, and spoke regarding the current rental rates in West Hollywood.

GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, encouraged participation in the West Hollywood Chamber of Commerce “Eat, Shop, Play West Hollywood” by visiting www.eatshopplayweho.com and #eatweho. The State of the City luncheon will be on Wednesday, June 18, 2014 at The Lot; from 11:30 a.m. to 1:30 p.m.

7. DIRECTOR'S REPORT.

Stephanie DeWolfe, Community Development Director, presented the Director's Report.

She stated on Monday, April 7, 2014, City Council approved an amendment to The Lot's Comprehensive Development Plan, and an addendum to the Final Supplemental Environmental Impact Report. They will be reducing the total amount of square-footage and preserving more of the historic buildings along Formosa Avenue and Santa Monica Boulevard.

There was also an extension regarding the Interim Ordinance for the West Hollywood West Neighborhood moratorium through December 31, 2014.

On Monday, April 21, 2014, was the Installation of the Mayor. City Council had no action items.

On Monday, May 5, 2014, City Council had a joint meeting with the Transportation Commission. It was a special Mobility Workshop.

She stated David DeGrazia was officially promoted to Planning Manager.

8. ITEMS FROM COMMISSIONERS.

Commissioner's Shink, Aghaei, Altschul, Vice-Chair Huebner and Chair DeLuccio congratulated David DeGrazia, Planning Manager.

9. CONSENT CALENDAR.

A. General Plan Annual Progress Report:

This item was officially continued from May 1, 2014. The Planning Commission received the West Hollywood General Plan 2035 Annual Progress Report, summarizing implementation progress made in the last year.

Recommendation: 1) Receive and file. **Moved by Commissioner Altschul and carried by consensus of the Commission.**

B. Capital Improvement Program FY 2014 - 2019:

The Planning Commission examined the Capital Improvements Plan (CIP) for consistency with the General Plan, for fiscal years 2014-2019.

Recommendation: 1) Receive and file. **Moved by Commissioner Altschul and carried by consensus of the Commission.**

10. PUBLIC HEARINGS.

A. **8497-8499 Sunset Boulevard (Karma Mixed-Use Project):**

This item was officially continued from January 16, 2014, February 20, 2014, March 20, 2014, and April 3, 2014.

Applicant is requesting to subdivide a previously approved 28,139 square-foot mixed-use project into thirteen (13) separate air-space parcels.

ACTION: 1) Continue the public hearing to Thursday, June 19, 2014.
Motion carried by consensus of the Commission.

B. **732 N. Huntley Drive:**

This item was officially continued from April 3, 2014 and May 1, 2014.

Jennifer Alkire, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, May 15, 2014.

She provided a history of the property and stated the applicant is requesting to demolish a single-family residence and to construct a two-story, 4,670 square-foot, two-unit condominium building with five side-by-side parking spaces in a subterranean parking.

She stated one issue was raised at the neighborhood meeting; stating there were air conditioning condensers located on the roof of the building. The property to the south had concerns they may be located within close proximity to resident's bedroom windows.

She stated for the record the applicant was amenable to moving the air conditioner condensers to a ground level site. A condition has been added to the resolution to reflect this change.

Vice-Chair Huebner provided the design review subcommittee report. He stated there were really minimal comments. It was a fine design and the subcommittee supported staff recommendations.

Commissioner Altschul questioned if the cypress trees would be preserved.

Commissioner Buckner requested clarification regarding the setbacks.

There were no official disclosures.

Chair DeLuccio opened the public hearing for Item 10.B.:

TOMAS OSINSKI, LOS ANGELES, architect, presented the applicant's report. He stated since they are required to provide parking, he does not believe the cypress trees would survive due to the digging of the subterranean parking area. They will replace the trees with elegant bamboo.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

TOMAS OSINSKI, LOS ANGELES, architect, declined the applicant's rebuttal.

Commissioner Yeber questioned the architect what cues he took from the neighborhood to arrive at his design strategy.

TOMAS OSINSKI, LOS ANGELES, architect, stated he presented the project at the neighborhood meeting. The only objection was the mechanical equipment on the roof. This has been moved to the ground floor. He specified when you look at the street; it is a contemporary, sort of sophisticated, with clean line buildings. That's what the new buildings on that street look like.

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

Moved by Commissioner Aghaei to: 1) approve staff's recommendation of approval.

Seconded by Commissioner Altschul.

Commissioner Yeber had concerns regarding the massing. He stated it appears to be a little bulky and its vocabulary is a little muddled. There seems to be a little disconnect between this project and some of the projects that have been proposed for the area that is now under a moratorium.

David DeGrazia, Planning Manager clarified the moratorium did not affect projects that were already submitted and in the process. The urban designer is working with the architects and developers. Until the city has those new standards, guidelines and overlays in place, staff is forced to work with what the current code dictates.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1081 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A DEMOLITION PERMIT AND DEVELOPMENT PERMIT FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A TWO-STORY, TWO-UNIT CONDOMINIUM BUILDING OVER ONE LEVEL OF SEMI-SUBTERRANEAN PARKING,

FOR THE PROPERTY LOCATED AT 732 N. HUNTLEY DRIVE, WEST HOLLYWOOD, CALIFORNIA;” 3) Adopt Resolution No. PC 14-1082 as presented: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING A TENTATIVE TRACT MAP (PARCEL MAP NO. 72386), FOR THE PROPERTY LOCATED AT 732 N. HUNTLEY DRIVE, WEST HOLLYWOOD, CALIFORNIA”; and 4) Close Public Hearing Item 10.B. **Moved by Commissioner Aghaei, seconded by Commissioner Altschul and passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 732 N. Huntley Drive, West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission’s final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk’s office. Appeals must be in writing and accompanied by the required fees. The City Clerk’s office can provide appeal forms and information about waiver of fees.

C. 1342-1346 N. Hayworth Avenue

This item was officially continued from May 1, 2014.

Jennifer Alkire, Senior Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, May 15, 2014.

She stated this proposal is for a third extension of entitlements, including a demolition permit, development permit and tentative tract map, for a previously approved condominium building. The building would contain sixteen (16) market rate units and thirty-six (36) parking spaces in a four-story structure above one level of fully subterranean parking.

The original application that resulted in entitlements for development of this site was approved by the City Council, on appeal, on May 5, 2008. The original expiration date for the entitlements was May 5, 2010. The applicant has been granted two, 2-year extensions of the permits, extending the entitlements until May 5, 2014.

On December 15, 2013, the project was submitted for concurrent plan check by the City of West Hollywood, and a second submittal was made on April 10, 2014. The applicant has worked diligently with City staff to address all comments in a timely manner. On May 1, 2014, the City of West Hollywood issued demolition and building permits for the property. Demolition was begun on the site as of May 5, 2014, and the demolition permit has therefore become vested. Construction had not commenced on the site as of May 5, 2014.

Staff is recommending the entitlements for the project be extended for a period of six (6) months, to expire on Wednesday, November 5, 2014. This extension will be sufficient to allow the applicant to begin actual construction on the site prior to expiration.

Staff recommends approval.

Commissioner Shink requested clarification regarding the fencing and conditions of the current site.

Commissioner Buckner questioned if staff is satisfied that the applicants are maintaining the project site, and questioned the timelines.

Jennifer Alkire, Senior Planner stated staff believes it is secure enough not to encounter any additional problems going forward. She clarified the timelines of the project.

Commissioner Yeber disclosed for the record he spoke with the applicant's representatives. They discussed matters contained in the staff report.

Commissioner Buckner disclosed for the record she received an e-mail from the applicants' representative. . They discussed matters contained in the staff report.

Commissioner Shink disclosed for the record she received an e-mail from the applicants' representative. . They discussed matters contained in the staff report.

Commissioner Aghaei disclosed for the record he spoke with the applicant's representatives. They discussed matters contained in the staff report.

Vice-Chair Huebner disclosed for the record he received a telephone call from the applicant's representative. No return call was made.

Chair DeLuccio disclosed for the record he received an e-mail from the applicants' representative. They discussed matters contained in the staff report.

Chair DeLuccio opened the public hearing for Item 10.C.:

EDWARD LEVIN, WEST HOLLYWOOD, architect, presented the applicants report. He provided clarification on the entitlement deadlines, and detailed the demolition process. He stated this is not in any way a lack of diligence on the part of the applicant or on the part of staff. The concurrent permit plan process does not really serve the city well. Staff is aware of these issues, and staff is working diligently to address this process. He requested an extension of the entitlements.

Chair DeLuccio questioned if six months is enough time.

EDWARD LEVIN, WEST HOLLYWOOD, architect, stated six months is adequate.

Commissioner Altschul suggested the application be amended to extend the entitlements to one year.

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

Moved by Commissioner Altschul to: 1) approve the extension; and 2) amend the request to one year from today's date.

Seconded by Vice-Chair Huebner.

Chair DeLuccio stated for the record he voted "no" on the original project. He sympathizes with the applicant, but will abstain from this vote.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1084 as amended: *a) extend the entitlements to one year from this date of approval: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING THE REQUEST FOR EXTENSION OF THE ENTITLEMENTS FOR A CONDOMINIUM BUILDING, LOCATED AT 1342-1346 N. HAYWORTH AVENUE, WEST HOLLYWOOD, CALIFORNIA;"* and 3) Close Public Hearing Item 10.C. **Moved by Commissioner Altschul, seconded by Vice-Chair Huebner and passes; noting Chair DeLuccio abstaining.**

Commission Secretary Gillig officially read into the record the appeal procedure for 1342-1346 N. Hayworth Avenue, West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.

D. 8811 Santa Monica Boulevard (Eleven):

This item was officially continued from May 1, 2014.

Adrian Gallo, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, May 15, 2014.

He provided a history of the business and stated the applicant is requesting to amend the hours of operation until 4:00 a.m. on Sundays and observed City holidays. They are also requesting permission to use the outdoor dining area during the extended hours until 4:00 a.m., Fridays, Saturdays, Sundays and observed City holidays.

The current hours of operation for the interior of the night club are 8:00 a.m. to 2:00 a.m., Sunday through Thursday; and 8:00 a.m. to 4:00 a.m., Friday and Saturday. The outdoor dining area hours are 8:00 a.m. to 2:00 a.m. daily.

He stated the applicant has been operating at the site for five years with extended hours, and has a history of compliance with the conditions of approval. The management and venue has complied quickly to resolve problems related to noise as they occur and are expected to continue to do so.

In consultation with the Sheriff's Department, Code Compliance, and the Public Safety Division, staff supports the hours of operation for the interior nightclub, but finds a higher potential for disruption of residents' sleep on Sundays and City observed holidays. Staff does not support the request to extend the hours of operation past 2:00 a.m. in the outdoor patio on those days.

Staff recommends approval of a modified version of the application. In order to assure the new hours of operation do not negatively impact the surrounding residential community, conditions have been included to address noise, and other operational concerns.

Commissioner Aghaei questioned the distance to the nearest residential property from the nightclub.

Adrian Gallo, Associate Planner stated the nearest residential property is located 170 feet away.

Commissioner Shink requested clarification regarding noise disruptions on Fridays and Saturdays.

Chair DeLuccio questioned if there have been any noise issues in the past and how it has been dealt with by the operator. He also asked if there are any outstanding citations at this time.

Dan Mick, Commercial Code Compliance Supervisor, stated he is not aware of any outstanding citations at this time. The operator has been wonderful to work with. He does not recall any recent complaints regarding noise. Most of the violations that staff has observed are on a proactive basis only.

Commissioner Altschul questioned if a neighborhood meeting took place with the residents of the Mediterranean apartment complex.

Adrian Gallo, Associate Planner stated there were no meetings conducted with the neighborhood.

Vice-Chair Huebner questioned the extended hours of operation of Mickey's and Revolver nightclub.

Chair DeLuccio opened the public hearing for Item 10.D.:

There were no official disclosures.

RICHARD GROSSI, WEST HOLLYWOOD, owner, presented the applicant's report. He asked for a reconsideration of the extended hours relating to the City observed holidays. He stated they currently have been using the patio on holidays until 4:00 a.m. under a temporary use permit. Therefore, there has been a history on these nights, and they have not had any complaints. He stated they have a proven track record and are mindful of the neighbors. He requested approval of staff's recommendation of approval; with the exception of the City observed holidays (not Sundays).

Commissioner Aghaei questioned how many temporary use permits they have applied for and received to operate on the patio until 4:00 a.m.

RICHARD GROSSI, WEST HOLLYWOOD, owner, stated they have used the permits only for holidays. They are allowed 12 permits per year. He clarified the past hours of operation.

GENEVIEVE MORRILL, MARINA DEL REY, President/CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval. She requested an expeditious hearing.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the entertainment policing team, crime statistics, holiday hours, and noise.

LAUREN MEISTER, WEST HOLLYWOOD, spoke in supports of staff's recommendation of approval. She suggested the entertainment policing team be extended to those same days.

RICHARD GROSSI, WEST HOLLYWOOD, owner, presented the applicant's rebuttal. He stated they are a very responsible neighbor and will continue to be. He requested approval.

Discussion was held regarding noise concerns, and crime statistics.

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

Commissioner Altschul moved to: 1) adopt staff's recommendation.

Seconded by Chair DeLuccio.

Chair DeLuccio requested an amendment to the motion: a) patio shall remain open until 4:00 a.m. on observed City holidays.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 14-1083 as amended: *a) patio shall be operational until 4:00 a.m. on observed City holidays:* "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT AMENDING THE HOURS OF OPERATION AT AN EXISTING NIGHTCLUB AND ASSOCIATED OUTDOOR DINING AREA, LOCATED AT 8811 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 10.D. **Moved by Commissioner Altschul, seconded by Chair DeLuccio and passes.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8811 Santa Monica Boulevard, West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:45 P.M. AND RECONVENED AT 7:55 P.M.

Vice-Chair Huebner recused himself from the meeting at this time; noting Live Nation is a client of his firm.

E. 8430 Sunset Boulevard (House of Blues):

Michael Rocque, Associate Planner provided an oral and visual presentation and background information as presented in the staff report dated Thursday, May 15, 2014.

He provided a history of the property and stated the applicant is requesting an amendment to reduce the number of required parking spaces based on a parking utilization study.

The applicant currently provides a total of 556 parking spaces; 90 on-site and 290 off-site spaces. The request is to reduce the required amount of off-street parking from 556 to 380 spaces.

A parking study concluded the peak demand was 380 vehicles and was determined by occupancy studies and physical observations on evenings when the House of Blues hosted sold out concerts and would be at peak capacity. The parking study also contained car counts for an entire year for all vehicles parked off-site with the maximum number of vehicles parked on any individual day being 286.

The off-site parking shall be retained by lease agreement for 290 spaces.

Staff has also found that all findings related to the parking reduction request and the conditional use permit can be met. Staff supports the requested parking reduction. Based on the provided parking demand study, there is sufficient off-site parking available for both on-site and off-site to accommodate all vehicles during peak usage times.

There will be no changes to the on-site operations.

Commissioner Aghaei questioned the peak usage statistics.

Commissioner Yeber questioned the purpose of the reduction.

David DeGrazia, Planning Manager stated the applicant realized over the years, they are not actually using the required number of spaces. That's why the applicant undertook the study to confirm what they are actually using. They also lost their original off-site parking in the Peterson Building, due to demolition.

Commissioner Yeber questioned how this would affect the entitlement for the proposed new project.

David DeGrazia, Planning Manager stated this would not affect the proposed new project in any way. This entitlement is only for this current project.

Commissioner Altschul claims this is a classic bait and switch. He stated the code dictates parking by square footage as it compares to use of the land. He indicated they never had adequate parking, and were required to get it off-site. They were also required to build additional parking behind the venue. That was never done. It appears they are trying to get out of their requirement that was imposed on them by the conditional use permit. He stated if this is accomplished, every business will want to do a study to reduce parking. He questioned why this isn't done the right way.

David DeGrazia, Planning Manager stated the code does have a provision that allows businesses to ask for a parking reduction, through the use of a parking study.

Commissioner Altschul stated he has never seen it used without the appropriate closure of the square-footage that relates to the number of spaces that would be eliminated.

Commissioner Buckner questioned if the city's own parking division weighed in on this matter and did their own survey; whether or not it was appropriate to reduce the number of parking spaces.

David DeGrazia, Planning Manager stated the parking division was aware of it. They have been working with the House of Blues. However, they have not done any additional studies or verification of this study. The consultant who did this study is one which the city uses frequently for other parking studies.

Chair DeLuccio questioned when this was originally approved, how many spaces under code would have been required.

Michael Rocque, Associate Planner stated based on the code at that time; it would have been 414 spaces.

Commissioner Altschul disclosed for the record he had an extensive conversation with Oscar Delgado, Director of Public Works. They discussed matters contained in the staff report.

Chair DeLuccio opened the public hearing for Item 10.E.:

JEFF JACOBBERGER, LOS ANGELES, applicant's representative, presented the applicants report. He provided a detailed accounting how they accomplished the parking study.

Commissioner Buckner questioned the date range of parking data.

LASZLO KUPAN, CULVER CITY, applicant's representative, continued the applicants report. He stated for the record the House of Blues will be open for at least three more years.

Commissioner Altschul requested clarification on the number and usage of parking spaces in the back surface parking lot.

LAUREN MEISTER, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the off-site parking, and past and future uses.

JEANNE DOBRIN, WEST HOLLYWOOD has concerns regarding this item. She spoke regarding occupancy, parking standards, and signage.

THE FOLLOWING CHOSE NOT TO PUBLICLY SPEAK AND THEIR POSTIONS ON THIS ITEM WERE READ INTO THE PUBLIC RECORD:

STEPHANIE HARKER, WEST HOLLYWOOD, opposes staff's recommendation of approval.

CATHY BLAIVAS, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JEFF JACOBBERGER, LOS ANGELES, applicant's representative, presented the applicants rebuttal. He stated it is fair the City requires the House of Blues to provide as much parking as their customers demand. However, the maximum number of cars that are demanded on a given night is at 390 spaces.

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

Commissioner Altschul stated he understands the applicant's plight. He does not believe the code should be chopped by the House of Blues, and set a precedent for other businesses who need to have relief from what they consider to be an inherently stringent way of calculating land use and parking standards. Any adjustment to the code, or any adjustment to the way parking standards are met, need to begin with the City Council. It cannot begin with a parking study to give relief for a business. He suggested the applicant's go back to investigate other ways that would give them temporary relief. This item should be continued or denied.

Chair DeLuccio stated he has not seen anything in regards to the parking study that would convince him at this time to give a parking reduction.

Commissioner Aghaei stated this is a slippery slope. The provision is provided for in the code and we have the ability to utilize it. Just because it is there, does not mean we should do it. He cannot support staff's recommendation.

Chair DeLuccio moved to: 1) deny the application without prejudice.

Seconded by Commissioner Altschul.

Commissioner Shink stated we are here to protect both businesses and residents. She could not support staff's recommendation of approval at this time.

Commissioner Buckner had several concerns regarding this application. She suggested a public neighborhood meeting be held before this item comes back. The current off-site parking is quite a distance away from the House of Blues and there is currently not sufficient parking in the area.

She affirmed this needs to be looked at again. She is not confident any findings could be made. She would like hear a representative from the city weigh in about the parking situation, and perhaps execute their own report. She could not support staffs recommendation of approval.

Commissioner Yeber stated he cannot figure out how to justify this request. It presents a lot of challenges at this time. He supports the motion to deny without prejudice.

Commissioner Altschul suggested staff should consider making sure any future adjustment; when you're trying to take parking standards away from square-footage matched to use, and changing it into body count or car count, should emanate from the City Council, not from a study provided by a business.

ACTION: 1) Deny the application; and 2) Adopt Resolution No. PC 14-1085 as modified: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, DENYING WITHOUT PREJUDICE AN AMENDMENT TO A CONDITIONAL USE PERMIT ALLOWING A REDUCTION IN THE PARKING REQUIREMENTS AT AN EXISTING ESTABLISHMENT, FOR THE PROPERTY LOCATED AT 8430 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 10.E. **Moved by Chair DeLuccio, seconded by Commissioner Altschul and passes; noting Vice-Chair Huebner recused.**

Commission Secretary Gillig officially read into the record the appeal procedure for 8430 Sunset Boulevard, West Hollywood, California:

The Resolution the Planning Commission just approved memorializes the Commission's final action on this matter. This action is subject to appeal to the City Council. Appeals must be submitted within ten calendar days from this date, to the City Clerk's office. Appeals must be in writing and accompanied by the required fees. The City Clerk's office can provide appeal forms and information about waiver of fees.

11. NEW BUSINESS.

A. Planning Commission Appointment:

The Planning Commission will appoint two (2) members to the Shared Economy Task Force.

David DeGrazia, Planning Manager stated the Shared Economy Task Force is anticipated to meet once a month for approximately five months between May, 2014 and September 2014; on the 4th Wednesday of each month at 5:00 p.m. The task force will discuss sharing economy businesses; i.e. Uber, Lyft, and Airbnb's. The focus will be on impacts these types of businesses may have on, or how they may be impacted by, land use planning, taxation and regulation within the city limits of the City of West Hollywood.

ACTION: 1) Appoint: a) Heidi Shink; and b) Roy Huebner to the Shared Economy Task Force for a term ending June 30, 2014. Sue Buckner will be 1st alternate. **Moved by Chair DeLuccio and unanimously carried.**

12. UNFINISHED BUSINESS. None.

13. EXCLUDED CONSENT CALENDAR. None.

14. ITEMS FROM STAFF.

A. Planning Manager's Update.

David DeGrazia, Current and Historic Preservation Planning Manager, provided an update of upcoming projects.

ACTION: 1) Cancel the Planning Commission meeting of Thursday, July 3, 2014. **Motion carried by consensus of the Commission.**

15. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD commented on closed captioning, the entertainment policing crew, and public restrooms.

16. ITEMS FROM COMMISSIONERS.

Commissioner Yeber stated his appreciation for Jeanne Dobrin's public participation.

Commissioner Buckner encouraged participation in the Sunset Strip Farmer's Market, beginning on Thursday, May 22, 2014.


Commissioner Shink stated there will be a community open house at 1343 N. Laurel Avenue on Saturday, May 17, 2014; 10:00 a.m. to 2:00 p.m. She encouraged participation in this event for the public to express their opinions regarding the future use of this property.

17. ADJOURNMENT: The Planning Commission adjourned at 8:50 P.M. to the next regularly scheduled meeting which will be on Thursday, June 5, 2014 beginning at 6:30 P.M. until completion at West Hollywood Park Public Meeting Room – Council Chambers, 625 N. San Vicente Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST HOLLYWOOD ON THIS 19TH DAY OF JUNE, 2014.


DONALD DELUCCIO, CHAIRPERSON

ATTEST:


DAVID K. GILLIG, COMMISSION SECRETARY