



## PLANNING COMMISSION MINUTES

July 1, 2004

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

**1. CALL TO ORDER:**

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

**2. PLEDGE OF ALLEGIANCE:** Sharon Perlstein led the Pledge of Allegiance.

**3. ROLL CALL:**

Commissioners Present: Altschul, Bartolo, D'Amico, DeLuccio, Guardarrama, Hamaker and Thompson.

Commissioners Absent: None.

Staff Present: Terry Blount, Associate Planner, John Chase, Urban Designer, Sharon Perlstein, Engineering Manager/City Engineer, Gregg Kovacevich, Acting Assistant City Attorney, Susan Healy Keene, Planning Manager and David Gillig, Commission Secretary.

Chair Altschul reminded the Commissioners to speak directly into the microphones.

**4. SPECIAL ORDER OF BUSINESS:**

**A. APPOINTMENT OF CHAIR.**

**ACTION:** Elect John Altschul as Chair of the Planning Commission for a (second) term ending June 30, 2005. **Motion by Vice-Chair Hamaker, seconded by Commissioner Bartolo and unanimously carried.**

**B. APPOINTMENT OF VICE-CHAIR.**

**ACTION:** Elect Eric Thompson as Vice-Chair of the Planning Commission for a term ending June 30, 2005. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS FOR REORGANIZATION AT 6:40 PM AND RECONVENED AT 6:45 P.M.**

**5. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, July 1, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and unanimously carried.**

**6. APPROVAL OF MINUTES:**

**ACTION:** Approve the Planning Commission Minutes of Thursday, June 17, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and unanimously carried.**

**7. PUBLIC COMMENT:**

SHANEL STASZ, WEST HOLLYWOOD, resident of The Park Wellington, commented on the continued nuisance and traffic congestion from the bar at the Sunset Marquis Hotel (Whisky Bar). She urged the Commission to look into the possible violation(s) of their Conditional Use Permit.

SUZANNE BADAWI, WEST HOLLYWOOD, resident of The Park Wellington, commented on the continued nuisance and traffic congestion from the bar at the Sunset Marquis Hotel (Whisky Bar). She urged the Commission to look into the possible violation(s) of their Conditional Use Permit.

KATHY STIMSON, BEVERLY HILLS, representing the owners (in the capacity as real estate agent) for 9010 Melrose Avenue (Game), West Hollywood, California. She informed the Commission the owners [have recently been made aware] of the ongoing problems and they are willing to work with the City of West Hollywood; in order to get the tenant to cooperate and/or or face eviction.

TONI LAWRENCE, WEST HOLLYWOOD, commented on saving a tree, located on her property and stated her concern with the upcoming construction of 912-914 San Vicente Boulevard, West Hollywood, California.

STEVE SMITH, WEST HOLLYWOOD, gave a brief, recollected history of the Sunset Marquis Hotel (Whiskey Bar) and is in support of modifying their Conditional Use Permit.

**8. ITEMS FROM COMMISSIONERS:**

Commissioner Hamaker voiced her concerns with the Sunset Marquis Hotel (Whiskey Bar) and stated further action needs to be taken.

Chair Altschul requested staff bring forward at the next regularly scheduled Planning Commission meeting, an updated report regarding the Sunset Marquis Hotel (Whiskey Bar).

Vice-Chair Thompson stated he is looking forward to the next year serving as Vice-Chair of the Planning Commission.

Commissioner DeLuccio congratulated Vice-Chair Thompson on his appointment and questioned when 9010 Melrose Avenue (Game), will be heard before the Business License Commission. He further commented and requested Tom Benedetti, Code Compliance Manager, appear at the next Planning Commission meeting with an update regarding the Sunset Marquis Hotel (Whiskey Bar).

Commissioner Guardarrama voiced his concerns regarding the Sunset Marquis Hotel (Whiskey Bar) and commented on the noticing for the neighborhood meeting, (held by the hotel); which he received after it took place. He requested a Public Hearing held as soon as possible.

Commissioner Bartolo voiced her concerns regarding the Sunset Marquis Hotel (Whiskey Bar) and offered her assistance regarding possible sound proofing measures in the preparation of the staff report for the next meeting.

Commissioner DeLuccio motioned to put on the next agenda, the Sunset Marquis Hotel (Whiskey Bar) for discussion regarding the staff report and what action (if any) can be taken in the future.

Commissioner Bartolo amended the motion by adding; a representative of the Sunset Marquis Hotel (Whiskey Bar) should be notified and in attendance at that meeting. **Motion carried by consensus of the Commission.**

## **9. CONSENT CALENDAR.**

### **A. 308-320 Robertson Boulevard.**

Sharon Perlstein, Engineering Manager/City Engineer, presented the staff report and gave a brief history of this parcel. She stated the (current) property owner has requested the City of West Hollywood vacate back (to the property owner) the five foot (5') wide strip.

**ACTION:** Adopt Resolution No. PC 04-538 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ACKNOWLEDGING THAT THE PROPOSED VACATION OF ROBERTSON BOULEVARD AT 308-320 ROBERTSON BOULEVARD IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF WEST HOLLYWOOD". **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

## **10. PUBLIC HEARINGS.**

Chair Altschul stated for the record, correspondence was received from a neighboring property regarding a boundary dispute (potentially a claim for a prescriptive easement) for part of a driveway.

He stated it is not the Planning Commission's function to adjudicate boundary disputes and/or prescriptive easements. It is the intention of the Planning Commission to hear the request for the entitlement, without taking into consideration the aforementioned correspondence.

Gregg Kovacevich, Interim Assistant City Attorney, confirmed Chair Altschul's statement.

**A. 912-914 San Vicente Boulevard.  
Demolition Permit 2003-031, Development Permit 2003-024, Tentative  
Tract Map 2003-011:**

Commissioner D'Amico presented the Design Review Subcommittee report. He spoke briefly regarding the attention which was spent on the details of the trellis, fountain, front stair tower and doorway entrance.

Terry Blount, Associate Planner presented the staff report. He stated the applicant is requesting to demolish a single-family residence and a four (4)-unit apartment building, on one (1) lot, and construct a four-story, five (5)-unit condominium building. The site is 6,620 square feet and is zoned R4 (Residential, Multi-Family High-Density).

Chair Altschul opened the Public Hearing:

MILAN LOJDL, BEVERLY HILLS, presented the applicants report. He detailed the project; including the trellis, units, balconies, roof deck and the landscaping.

Commissioner Hamaker questioned the applicant regarding the design of the roof deck in regards to noise.

ROBERT P. ANDREANI, LOS ANGELES, real estate attorney for the applicant, stated he is present to address any concerns relative to the aforementioned correspondence.

**ACTION:** Close the Public Hearing. **Motion carried by consensus of the Commission.**

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS TO VIEW THE MODEL AT 7:15 PM AND RECONVENED AT 7:20 P.M.**

Vice-Chair Thompson questioned the possibility of an amendment to the Resolution which would include the preservation of the tree, of which concerns were brought forward earlier.

**Commissioner DeLuccio made a motion to approve the Resolution, with an amendment; with the condition the developer would preserve the palm trees, as well as the tree located at 920 San Vicente Boulevard. Seconded by Commissioner Bartolo.**

**Commissioner Hamaker amended the motion to include the construction company take precautions not to wash their paint brushes and have debris around the "root system" of the tree.**

Commissioner DeLuccio and Commissioner Bartolo both agreed to this amendment.

Chair Altschul commented on the design of this project and stated how it will add a new perspective to the street.

**ACTION:** 1) Approve the application; and 2) Adopt Resolution No. PC 04-527 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2003-31 AND DEVELOPMENT PERMIT 2003-24, ON AN APPLICATION OF MILAN LOJDL FOR VICENTELAND CAPITAL, LLC, TO PERMIT THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND A FOUR-UNIT APARTMENT BUILDING, ON ONE LOT, AND THE CONSTRUCTION OF A FOUR-STORY, FIVE-UNIT CONDOMINIUM BUILDING"; and 3) Adopt Resolution No. PC 04-528 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2003-11 (MINOR LAND DIVISION 60850) FOR THE PROPERTY LOCATED AT 912-914 SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Bartolo and unanimously carried.**

## 11. STUDY SESSION.

**A. Sunset Specific Plan Target Sites.** John Chase, Urban Designer presented the staff report. He stated there are currently ten (10) Target Sites on Sunset Boulevard:

- 1) 8300-8310 Sunset Boulevard (Standard Hotel);
- 2) 8479-8490 Sunset Boulevard (Sunset Millennium East site);
- 3) 8500-8544 Sunset Boulevard (Sunset Millennium Central site);
- 4) 8556-8572 Sunset Boulevard (Sunset Millennium West site);
- 5) 8600-8720 Sunset Boulevard (Sunset Plaza South side);
- 6) 8730-8788 Sunset Boulevard & 871-8737 Holloway Drive (Sunset-Holloway Triangle);
- 7) 8850-8878 Sunset Boulevard;
- 8) 9000-9056 Sunset Boulevard;
- 9) 9100-9134 Sunset Boulevard; and
- 10) 9170-9176 Sunset Boulevard.

He stated more intense development and incentives for development are actually included in the Sunset Specific Plan in other forms, than in the form of Target Sites. Individual height and density bonuses are given if requirements are met.

Chair Altschul directed the discussion to the following topics: 1) If there should be additional Target Sites and 2) should some Target Sites be removed.

John Chase, Urban Designer, suggested the Commission should also look at the kinds of uses the Sunset Specific Plan was envisioning and to further look into the (possibility) of residential development on Sunset Boulevard.

Commissioner DeLuccio asked for clarification of the sites: 1) 8730-8788 Sunset Boulevard; and 2) 8850-8878 Sunset Boulevard.

Chair Altschul opened the Study Session to public speakers:

VICTOR MARTIN, LA CANADA FLINTRIDGE, commented on the policy of the Sunset Specific Plan; Target Sites. He indicated there is a need for more flexibility and stated the City of West Hollywood should re-examine, and possibly give more incentive for development along Sunset Boulevard.

**ACTION:** Close the Study Session to public speakers. **Motion carried by consensus of the Commission.**

John Chase, Urban Designer, notated for the record an error in the staff report on Page 3; last paragraph. Target Site 6E; should read: Target site 6B.

Commissioner Bartolo stated she would like to take a look at, and consider incentives.

Commissioner DeLuccio stated mixed-use and housing concepts should be taken into consideration.

Chair Altschul questioned the life-span of the Sunset Specific Plan.

It was noted for the record; the Sunset Specific Plan has a twenty (20) year life-span; beginning with adoption in April, 1996.

Vice-Chair Thompson stated he agrees with the common ownership concepts and agrees with the explanation of additional sites.

Commissioner Hamaker would prefer smaller development(s) envisioned in-between (larger projects) and questioned the Hotel Astra site.

Discussion was held regarding hotel development and financing.

Chair Altschul questioned the height limits and the beneficial aspect to (possibly) examining the potential target sites, with less of a height limit, and coming back with analyses, and applying the current Floor Area Ratio standards.

Commissioner Bartolo would also like to identify additional sites and establish specific incentives, which would be appropriately applied to a specific strip along Sunset Boulevard (perhaps an overlay zone).

Commissioner DeLuccio suggested the possible “bundling” of sites.

John Chase, Urban Designer, suggested consideration of additional ceiling heights in mixed-use projects and the impact on total height.

Commissioner Hamaker questioned the location of the three-dimensional model of Sunset Boulevard.

Staff indicated the present location is unknown.

Commissioner Hamaker volunteered her time to search for this model and suggested a walking tour of Sunset Boulevard.

**12. NEW BUSINESS.**

**A. Appointment of 1342 Laurel Avenue Subcommittee.**

Chair Altschul recommended this item be continued to the next meeting until a conference with the City Attorney can be scheduled.

**ACTION:** 1) continue to Thursday, July 15, 2004. **Motion carried by consensus of the Commission.**

**13. UNFINISHED BUSINESS.** None.

**14. EXCLUDED CONSENT CALENDAR.** None.

**15. ITEMS FROM STAFF.** None.

**16. PUBLIC COMMENT.** None.

**17. ITEMS FROM COMMISSIONERS:**

Chair Altschul recommended the Planning Commission meeting of Thursday, August 5, 2004 be cancelled.

**ACTION:** 1) Cancel the Planning Commission meeting of Thursday, August 5, 2004. **Motion carried by consensus of the Commission.**

Commissioner DeLuccio congratulated Chair Altschul on his second term as Chair of the Planning Commission.

Commissioner Hamaker wished the public a safe and Happy Fourth of July.

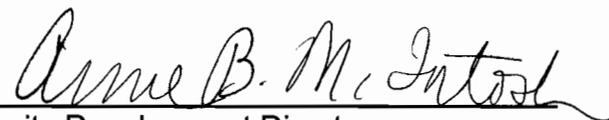
Chair Altschul thanked Commissioner Hamaker for her year serving as Vice-Chair on the Planning Commission.

- 18. ADJOURNMENT:** The Planning Commission adjourned at 7:52 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, July 15, 2004 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 JULY, 2004.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
Community Development Director