



PLANNING COMMISSION MINUTES September 2, 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 6:33 P.M.

2. **PLEDGE OF ALLEGIANCE:** David Gillig led the Pledge of Allegiance.

3. **ROLL CALL:**

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

Commissioners Absent: Bartolo.

Staff Present: Elinor Aurthur, Assistant Planner, John Chase, Urban Designer, John Keho, Senior Planner, Gregg Kovacevich, Acting Assistant City Attorney, and David Gillig, Commission Secretary.

4. **APPROVAL OF AGENDA:**

ACTION: Approve the Planning Commission Agenda of Thursday, September 2, 2004 as presented. **Motion by Vice-Chair Thompson, seconded by Commissioner Hamaker and unanimously carried.**

5. **APPROVAL OF MINUTES:**

ACTION: Approve the Planning Commission Minutes of Thursday, August 19, 2004 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

6. **PUBLIC COMMENT.**

TOM DEMILLE, WEST HOLLYWOOD, commented on past development and the authority Planning Commission has over new development.

7. **ITEMS FROM COMMISSIONERS.** None.

8. **CONSENT CALENDAR.** None.

9. **PUBLIC HEARINGS.**

A. **924 Palm Avenue.**

Tentative Tract Map 2004-010:

Elinor Aurthur, Assistant Planner, presented the staff report. She stated the applicant is requesting approval of Tentative Tract Map 2004-010 (No. 61534) to allow previously approved apartments to be sold as condominiums.

Chair Altschul opened Public Hearing Item 9.A.:

SHY COHEN, LOS ANGELES, developer, presented the applicant's report. He availed himself to answer any questions and stated financial restraints affected the decision to change the use from apartments to condominiums.

KENNETH SCHMIDT, WEST HOLLYWOOD, has concerns regarding this item. He commented on the [current] noise of the project.

TOM DEMILLE, WEST HOLLYWOOD, has concerns regarding this item. He commented on the developers and time-line of the project. He remarked on the [implied] safety concerns of the project.

SHY COHEN, LOS ANGELES, developer, presented the applicant's rebuttal. He commented on the noise and stated the project is practically finished.

ACTION: Close Public Hearing Item 9.A. **Motion carried by consensus of the Commission.**

Vice-Chair Thompson questioned the level of "discretion", in regards to a Tentative Tract Map.

Gregg Kovacevich, Acting Assistant City Attorney, stated this item is a discretionary approval.

Commissioner DeLuccio commented on the development approval process and indicated this might be looked into again.

Chair Altschul commented on the design of the project.

ACTION: 1) Adopt Resolution No. PC 04-547 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING TENTATIVE TRACT MAP 2004-010 (NO. 61354) ON AN APPLICATION BY GRACE BUILDERS FOR A THREE-UNIT CONDOMINIUM LOCATED AT 924 PALM AVENUE, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Guardarrama and carried on a Roll Call Vote:**

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

NOES: None.

ABSENT: Commissioner Bartolo.

- 10. **NEW BUSINESS.** None.
- 11. **UNFINISHED BUSINESS.** None.
- 12. **EXCLUDED CONSENT CALENDAR.** None.

13. **ITEMS FROM STAFF.**

John Keho, Acting Planning Manager, apologized for the parking situation and stated the matter would be looked into [again] with the maintenance department.

He also reminded the public the next Planning Commission meeting is cancelled and a special meeting will be held on Thursday, September 30, 2004.

- 14. **PUBLIC COMMENT.** None.


15. **ITEMS FROM COMMISSIONERS:**

Commissioner D'Amico questioned the process regarding the demolition of buildings. He wanted to know if there are regulations that prevent the demolition of buildings prior to the issuance of building permits. He also noted that there are several boarded up buildings [currently] waiting for demolition in his neighborhood.

Commissioner Hamaker gave an update on Ric Rickles and welcomed him home from the hospital.

- 16. **ADJOURNMENT:** The Planning Commission adjourned at 6:55 P.M. to a specially scheduled meeting of the Planning Commission, which will be on Thursday, September 30, 2004 at 6:30 P.M. at West Hollywood Park Auditorium, 647 N. San Vicente Boulevard, West Hollywood, California. Notating the meeting of Thursday, September 16, 2004 has been cancelled. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 30TH DAY OF SEPTEMBER, 2004.



CHAIRPERSON

ATTEST:



Community Development Director