



PLANNING COMMISSION MINUTES

June 5, 2003

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

1. CALL TO ORDER:

Chair Behr called the meeting of the Planning Commission to order at 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Commissioner DeLuccio.

3. ROLL CALL:

Commissioners Present: Altschul, Behr, Crowe, DeLuccio, Hamaker*, Hewitt and Torgan.

Commissioners Absent: None.

Staff Present: John Keho, Senior Planner; John Chase, Urban Designer, Christi Hogin, Assistant City Attorney; Susan Healy Keene, Planning Manager and David Gillig, Administrative Assistant to the Planning Manager.

*Commissioner Hamaker arrived after official Role Call at 6:40 P.M.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, June 5, 2003 as presented. **Motion Commissioner Altschul seconded by Commissioner DeLuccio and unanimously carried.**

5. APPROVAL OF MINUTES:

ACTION: Approve the Planning Commission Minutes as amended.

1) Thursday, March 20, 2003, 2) Thursday, April 3, 2003 and 3) Thursday, May 1, 2003. **Motion Commissioner Crowe, seconded by Commissioner Hewitt and unanimously carried.**

6. PUBLIC COMMENT:

DAN SILVA, WEST HOLLYWOOD commented on possible Code Enforcement infractions at Cabo Cantina on the corner of Sunset Boulevard and Sweetzer Avenue.

JAMES FURHMAN, WEST HOLLYWOOD commented on possible Code Enforcement infractions at Mirabelles Restaurant on Sunset Boulevard.

JEANNE DOBRIN, WEST HOLLYWOOD spoke regarding the Appeal process regarding Consent Calendar Item 8.A. of Development Permit 2004-41, Conditional Use Permit 2002-11, Parking Use Permit 2003-04 and Creative Sign Permit 2002-03.

TODD ELLIOT, WEST HOLLYWOOD with Nossaman, Guthner, Knox and Elliot representing Aveda Corporation. He requested modifications to the Resolution of Consent Calendar Item 8.A. He requested the loading times changed to 6:00 A.M. – 9:00 A.M., add four (4) on-site parking spaces for employees and provide a shuttle van with hours to be determined by the Department of Transportation.

LOUANNE GREENWALD, WEST HOLLYWOOD representing the West Hollywood Fine Arts Commission briefly updated the Commission and detailed future projects.

Vice-Chair Altschul questioned the video art that will be projected onto the West Hollywood Gateway Project.

Commissioner Hamaker questioned the time the artwork appears on the Jumbotron on Sunset Boulevard.

It was noted the artwork appears at the top and bottom of every hour for five and one-half minutes.

7. ITMES FROM COMMISSIONERS:

Commissioner DeLuccio commented and thanked John Chase for his service to the City of West Hollywood.

Vice Chair Altschul noted the incorrect date on the Planning Commission Update Memo for the next upcoming Planning Commission meeting. The correct date is Thursday, June 19, 2003 at Plummer Park.

Commissioner Torgan commented and congratulated John Keho, Senior Planner. He was recently selected Vice-President for Programming for the Los Angeles section of the American Planning Association. He also announced that he will recuse himself on Consent Calendar Item 8.A.

8. CONSENT CALENDAR

Chair Behr recused himself from the meeting at this time.

Commissioner Torgan recused himself from the meeting at this time.

A. Development Permit 2002-41, Conditional Use Permit 2002-11, Parking Use Permit 2003-04 and Creative Sign Permit 2002-03: Development of a cosmetology school, training salon, district headquarters office and retail project for Aveda Institute with a parking waiver to eliminate nine (9) drop-off spaces, and a Creative Sign Permit located at 8209-8221 Santa Monica Boulevard with off-site parking located at 8570 Sunset Boulevard (Sunset Millennium), West Hollywood, California.

Commissioner DeLuccio questioned if an Appeal has been filed for this item.

Susan Healy Keene, Planning Manager indicated that an Appeal has been filed, however, not by the applicant.

ACTION: 1) Conditionally approve the request to the findings and conditions in the proposed Resolution and 2) adopt Resolution No. PC 2003-478 " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A NEGATIVE DECLARATION AND CONDITIONAL USE PERMIT (CUP) 2002-11, DEVELOPMENT PERMIT (DVP) 2002-41 AND PARKING USE PERMIT (PUP) 2003-04, AN APPLICATION OF NOSSAMAN, GUTHNER, KNOX AND ELLIOTT, LLP., FOR AVEDA CORPORATION, FOR THE CHANGE OF USE OF 11,743 SQUARE FEET OF EXISTING OFFICE SPACE INTO A COSMOTOLOGY SCHOOL, TRAINING SALON, DISTRICT HEADQUARTERS OFFICE AND RETAIL FACILITY LOCATED AT 8209-8221 SANTA MONICA BOULEVARD, THE ELIMINATION OF REQUIRED DROP-OFF SPACES AND OFF-SITE PARKING WITH VAN SHUTTLE SERVICE TO 8570 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion Commissioner Crowe, seconded by Commissioner Hamaker and unanimously carried.**

AYES: Vice-Chair Altschul, Commissioners Crowe, Hamaker, DeLuccio and Hewitt.
ABSTAIN: Chair Behr and Commissioner Torgan.
NAYES: None.

Chair Behr returned to the meeting at this time.

Commissioner Torgan returned to the meeting at this time.

9. PUBLIC HEARINGS

A. Extension Request 2003-01:

Extension request to extend the approvals previously granted for the construction of a 189-room hotel located at 8950 Sunset Boulevard, West Hollywood, California.

John Keho, Senior Planner presented the staff report. He stated the two (2)-year extension on the permits was previously approved for the construction of a 189-room hotel (Hotel Astra). The permits are currently set to expire on October 18, 2003. If approved, the permits would expire on October 18, 2005.

Commissioner Torgan questioned the height extension.

Chair Behr opened the Public Hearings:

STEVEN AFRIAT, LOS ANGELES representing Crescent Heights Development gave the applicants report. He stated that there currently are no pending projects for the site, other than the ongoing relations with the Omni Hotel. They are continuing to look at different ideas.

There currently is a Los Angeles County Public Works Project (Holly Hills Sewer extension) that is utilizing the site for a staging area. This public works project is being accommodated on behalf of the County of Los Angeles and the City of West Hollywood. Issues with the contractor are in the process of being resolved.

JAMES FURHMAN, WEST HOLLYWOOD opposes this item. He would like clarification from the applicant what type of project will actually be built on this property. He does not believe a hotel is economically feasible at this time.

JEROME CLEARY, WEST HOLLYWOOD opposes this item. He requested this extension request denied adding that it does not make sense to add another expensive hotel to the City of West Hollywood.

HARRIET SEGAL, WEST HOLLYWOOD has concerns regarding this item. She suggested several modifications to the original Resolution and commented on the excessive noise on the current site.

MAXINE SONNENBURG, WEST HOLLYWOOD has concerns regarding this item. She questioned what this site would bring to the City of West Hollywood once it is developed, but cautioned the utilization of it until that time.

JEANNE DOBRIN, WEST HOLLYWOOD opposes this item. She questioned the quality of life issues currently surrounding the site and requested the extension request be denied.

Chair Behr questioned staff in regards to the current use of the site and how the City of West Hollywood is responding to the current issues.

Susan Healy Keene, Planning Manager stated that there was a meeting that recently took place on-site with Joan English, Deputy City Manager and Director of Transportation and Public Works, Anne McIntosh, Interim Director of Community Development and staff from the Code Compliance Division. The issues are being addressed.

Commissioner Crowe questioned the current Temporary Use Permit.

STEVEN AFRIAT, LOS ANGELES representing Crescent Heights Development gave the applicant's rebuttal. He stated that they are willing to reprimand the current contractor. They are willing to develop this hotel as approved. He requested the Commission to approve the extension as previously granted.

Commissioner DeLuccio questioned who is the contact person for the contractor and questioned how many restaurants were approved for the development.

Steven Afriat, representing Crescent Heights Development stated that there is currently a project manager and the development was approved for two (2) restaurants, which would come back before the Commission for individual approval in the future.

John Keho, Senior Planner clarified that this item (regarding the restaurants) would not need to come back before the Planning Commission, since the Minor Conditional Use Permits were part of the original entitlement process.

Vice-Chair Altschul motioned for approval of the extension request, seconded by Commissioner Hewitt.

Chair Behr commented on the original Temporary Use Permit and possibly looking into the current issues revolving around the current use.

ACTION: 1) Adopt Resolution No. PC 2003-479 " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING EXTENSION REQUEST 2003-01, EXTENDING THE APPROVAL OF DEVELOPMENT PERMIT 99-06 INCLUDING AN ALTERNATIVE PLAN FOR THE DISTRIBUTION OF HEIGHTS IN AREA 7-C, CONDITIONAL USE PERMITS 99-03 AND 99-15, MINOR CONDITIONAL USE PERMITS 99-07, 99-08 AND 99-09, VARIANCE 99-14 AND PARKING REDUCTION 99-03, UNTIL OCTOBER 18, 2005, AT THE REQUEST OF CRESCENT HEIGHTS OF AMERICA, FOR PROPERTY LOCATED AT 8950 SUSNET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA. **Motion Vice-Chair Altschul, seconded by Commissioner Hewitt and unanimously carried.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:30 P.M. AND RECONVENED AT 7:40 P.M.

Chair Behr announced for the record that Commissioner DeLuccio had officially left the meeting.

10. NEW BUSINESS:

A. Creative Sign Permit 2003-01:

John Chase, Urban Designer presented the staff report with revisions for two (2) wall signs for Trader Joe's, 8611 Santa Monica Boulevard, West Hollywood, California.

Chair Behr opened the Public Hearings:

ED ARTINGER, STANTON representing Continental Signs, Inc. gave the applicants report. He stated the signs would be lit and turned off at 9:00 P.M.

JEAN MATHISON, WEST HOLLYWOOD spoke in favor of Creative Sign Permit 2003-01.

JEANNE DOBRIN, WEST HOLLYWOOD spoke in favor of Creative Sign Permit 2003-01.

Commissioner Crowe commented on the improvement these signs would offer.

Chair Behr questioned staff if any complaints have been received.

Commissioner Torgan questioned the hours of Trader Joe's.

Motion for approval by Commissioner Crowe, with the addition of the lit signs to be turned of at 9:00 P.M., seconded by Vice-Chair Altschul.

ACTION: 1) Adopt Resolution No. PC 2003-479 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING CREATIVE SIGN PERMIT 2003-01 8611 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion Commissioner Crowe, seconded by Vice-Chair Altschul and unanimously carried.**

11. **UNFINISHED BUSINESS:** None.

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

13. **ITEMS FROM STAFF:**

A. Report on Streamline Task Force and Development Review Process.
Susan Healy Keene, Planning Manager updated the Commission on the Streamlining Task Force and Development Review Process.

She gave a brief history and detailed the Development Process of Phase I) Concept to Entitlements/Construction Plans and documents; Phase II) Plan Check to Project/Plan Approval; and Phase III) Permit Issuance to Final Approval/Occupancy.

Commissioner Crowe questioned how much of this process is applied to single family residences.

HILLARY SELVIN, LOS ANGELES representing the West Hollywood Chamber of Commerce spoke in support of this item and commended

staff on the time and effort put into this process.

JEANNE DOBRIN, WEST HOLLYWOOD commended Susan Healy Keene, Planning Manager on this process.

14. PUBLIC COMMENT: None.

15. ITEMS FROM COMMISSIONERS:

Commissioner Torgan requested a staff report on Code Compliance issues and complaints regarding Cabo Cantina.

Susan Healy Keene, Planning Manager stated that Code Compliance is actively pursuing the issues and concerns regarding Cabo Cantina and a staff report will be presented at a later date.

Vice-Chair Altschul commented on the banner signs at Ralph's Supermarket on Beverly Boulevard and stated that there is currently new construction on the north side of Bonner Drive.

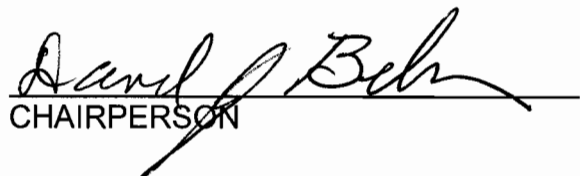
Commissioner Hamaker questioned staff regarding Sky Sushi.

Susan Healy Keene, Planning Manager stated Sky Sushi is scheduled to go before the West Hollywood City Council on Monday, June 23, 2003. As of this date, there has been no movement to comply with their Conditions of Approval.

Chair Behr requested new business cards and he stated for the record that he has absolutely no involvement with the current project at 8121 Norton Avenue, West Hollywood, California.

16. ADJOURNMENT: The Planning Commission adjourned at 8:20 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, June 19, 2003 at 6:30 P.M. at Plummer Park, Community Rooms 5 & 6, 7377 Santa Monica Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 19TH DAY OF JUNE, 2003.


CHAIRPERSON

ATTEST:


Community Development Director