



## PLANNING COMMISSION MINUTES

November 6, 2003

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 6:30 P.M.

**2. PLEDGE OF ALLEGIANCE:** Donna Saur led the Pledge of Allegiance.

**3. SPECIAL ORDER OF BUSINESS.**

**A. OFFICIAL SWEARING IN OF NEW PLANNING COMMISSIONER.**

Councilmember Sal Guarriello officially swore in newly appointed Planning Commissioner Joseph Guardarrama for a term through May 31, 2005.

**4. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: C.J. Amstrup, Senior Planner, David DeGrazia, Assistant Planner, Christi Hugin, Assistant City Attorney; Susan Healy Keene, Planning Manager and David Gillig, Commission Secretary.

**5. APPROVAL OF AGENDA:**

Staff requested Agenda Item 10.A.: Conditional Use Permit 2003-002; Parking Use Permit 2003-006 be continued to a date uncertain.

**ACTION:** Approve the Planning Commission Agenda of Thursday, November 6, 2003 as amended. **Motion by Vice-Chair Hamaker seconded by Commissioner DeLuccio and unanimously carried.**

**6. APPROVAL OF MINUTES:**

**ACTION:** Approve the Planning Commission Minutes of Thursday, October 16, 2003 as presented. **Motion by Commissioner DeLuccio seconded by Vice-Chair Hamaker and unanimously carried.**

**7. PUBLIC COMMENT:** None.

**8. ITEMS FROM COMMISSIONERS:** None.

**9. CONSENT CALENDAR.** None.

Chair Altschul excused himself from the meeting at this time, due to a prior commitment at another city event. He turned the meeting over to Vice-Chair Hamaker.

**10. PUBLIC HEARINGS**

**A. CONDITIONAL USE PERMIT 2003-002, PARKING USE PERMIT 2003-006.** Request to allow sales, service and consumption of alcohol for a bar with an outdoor smoking area at 7511 Santa Monica Boulevard, and provide a portion of the required parking off-site at 7505 Santa Monica Boulevard, West Hollywood, California.

**ACTION:** 1) Continue this item to a date uncertain. **Motion carried by consensus of the Commission.**

**B. 8750 EL TOVAR PLACE.**

C.J. Amstrup, Senior Planner, presented the staff report determining the consistency of a public parking lot with the General Plan. He stated the proposed parking lot would provide forty-four (44) additional parking spaces, which will result in a reduction in the amount of overflow traffic, and the associated impacts in nearby residential neighborhoods.

Commissioner DeLuccio stated the parking lot is consistent with the general plan and questioned staff about the condition requiring approval of the planting plan by the Planning Division, and why this was not in the current resolution.

C.J. Amstrup explained this is a city project and the Planning Division has control over the landscape plan, therefore it is not necessary as a condition.

**ACTION:** 1) Adopt Resolution PC 2003-505 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING DEMOLITION PERMIT 2003-20 AND 2003-21 ON AN APPLICATION BY CEDARS-SINAI MEDICAL CENTER, LOCATED AT 354-366 SHERBOURNE DRIVE, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Commissioner Thompson and unanimously carried.**

## 11. NEW BUSINESS:

### A. TEMPORARY USE PERMIT 2003-006.

C.J. Amstrup, Senior Planner presented the staff report to operate a public parking lot at 8226 Sunset Boulevard, West Hollywood, California from 6:00 P.M. to 2:00 A.M. seven (7) nights a week. He stated the temporary parking lot would provide additional public parking to serve nearby nighttime uses. Conditions that address noise, litter and circulation have been included in the draft resolution.

Commissioner D'Amico asked staff to clarify the overlapping of business closing times and the parking lot.

Vice-Chair Hamaker opened the Public Hearing:

CHARLES TOVER, LOS ANGELES, officer of the applicant's corporation, gave the applicant's report. He reiterated the corporation's willingness to work with the city on the issues that have been brought forward.

Commissioner D'Amico questioned the applicant if he is willing to actually close the parking lot at 2:00 A.M. or apply for an extended business license.

Charles Tover responded he would not want to apply for an extended business license and assured the commission the parking lot would be closed at 2:00 A.M.; except for a few stragglers, which would be common.

Commissioner DeLuccio suggested by posting a sign on the lot that it would close at 2:00 A.M.

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

Commissioner Thompson proposed posting signs indicating the lot would be closed and locked.

Commissioner DeLuccio motioned for approval with the following amendments, seconded by Vice-Chair Hamaker.

- signage stating parking lot will close at 2:00 A.M.
- no cars will enter the parking lot after 1:00 A.M.
- parking lot will be closed at 2:00 A.M.
- if the applicant wants to extend it beyond the 2:00 A.M. closing time, an extended business license would be required.

Discussion was held regarding the different time frames that could be applied to the closing.

Commissioner DeLuccio amended the original motion as follows:

- signs must be posted indicating the lot is closed (secured) at 2:00 A.M.

**ACTION:** 1) Adopt Resolution No. PC 03-510 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING TEMPORARY USE PERMIT 2003-006; A REQUEST TO OPERATE A PUBLIC PARKING LOT AT 8226 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA FROM 6:00 P.M. TO 2:00 A.M., SEVEN (7) NIGHTS A WEEK". **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

12. **UNFINISHED BUSINESS:** None.

13. **EXCLUDED CONSENT CALENDAR:** None.

14. **ITEMS FROM STAFF:**

Susan Healy Keene, Planning Manager advised the commission about the upcoming budget meeting regarding the Vision 2020 Strategic Plan. She stated it would be held on Wednesday, November 19, 2003 at Plummer Park.

**A. UPDATE ON CABO CANTINA.**

David DeGrazia, Assistant Planner presented the staff report and update of the Code Compliance issues related to Cabo Cantina, located at 8301 Sunset Boulevard, West Hollywood, California.

He stated that staff recommends a six-month review period to ensure Cabo Cantina remains in compliance with the City's Municipal Code and the conditions of their existing approvals.

DAN SILVER, WEST HOLLYWOOD, has concerns regarding this item. He cited examples of current [implied] noise violations of Cabo Cantina.

GEOFFREY SMITH, WEST HOLLYWOOD, has concerns regarding this item. He cited examples of current [implied] noise violations of Cabo Cantina and questioned if the business could be enclosed with solid materials.

Tom Benedetti, Code Compliance Manager, presented a brief history of the establishment and recent code compliance violations.

Vice-Chair Hamaker questioned staff as to the appropriate action(s) that are available at this time.

**ACTION:** 1) Refer to the Director of Community Development for possible modification of the Minor Conditional Use Permit to address noise issues. **Motion by Vice-Chair Hamaker, seconded by Commissioner DeLuccio and unanimously carried.**

Vice-Chair Hamaker requested staff to update the Commission on the progress of this case.

15. **PUBLIC COMMENT:** None.

16. **ITEMS FROM COMMISSIONERS:**

Commissioner DeLuccio welcomed Planning Commissioner Guardarrama and inquired the progress on review of the mixed-use standards. He recommended the Planning Commission; possibly the Zoning Ordinance Revision Subcommittee, review any proposed modifications prior to any proposed action by the Planning Commission.

Commissioner Thompson welcomed Planning Commissioner Guardarrama and stated this is Commissioner Chase's last meeting as a Commissioner.

Commissioner D'Amico welcomed Commissioner Guardarrama and thanked Commissioner Chase for his time.

Commissioner Guardarrama thanked everyone and is looking forward to serving on the Planning Commission.

17. **ADJOURNMENT:** The Planning Commission adjourned at 7:25 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, November 20, 2003 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 20<sup>TH</sup> DAY OF NOVEMBER, 2003.



CHAIRPERSON

ATTEST:



Community Development Director