



## PLANNING COMMISSION MINUTES

December 4, 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 6:35 P.M.

**2. PLEDGE OF ALLEGIANCE:** Hillary Selvin led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Francie Stefan, Associate Planner, Christi Hogin, Assistant City Attorney; Susan Healy Keene, Planning Manager, Anne Browning McIntosh, Interim Director of Community Development and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, December 4, 2003 as presented. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

**5. APPROVAL OF MINUTES:**

**ACTION:** Approve the Planning Commission Minutes of Thursday, November 20, 2003 as presented. **Motion by Chair Altschul, seconded by Vice-Chair Hamaker and unanimously carried.**

**6. PUBLIC COMMENT:**

LAUREN MEISTER, WEST HOLLYWOOD, President of West Hollywood West Resident's Association asked the Commission to review the Conditional Use Permit of Petco. She stated problems with noise, parking and animal defecation in the neighborhood. She also indicated delivery trucks are making deliveries and the parking lot is utilized after hours.

DAN SIEGAL, WEST HOLLYWOOD, asked the Commission to review the Conditional Use Permit of Petco. He stated problems with noise, parking and animal defecation in the neighborhood.

JEANNE DOBRIN, WEST HOLLYWOOD, asked the Commission to review the Conditional Use Permit of Petco.

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

**8. CONSENT CALENDAR.** None.

**9. PUBLIC HEARINGS**

**A. DEVELOPMENT PERMIT 2002-33, MODIFICATION 2003-07, TENTATIVE TRACE MAP 2003-10.** This item was continued from the Planning Commission meeting of Thursday, November 20, 2003.

Francie Stefan, Associate Planner presented the staff report. The applicant is requesting the construction of a seven (7) unit residential condominium project on a vacant parcel, located at 8703 West Knoll Drive, West Hollywood, California.

The project includes the subdivision of property for condominium ownership. A ten (10%) percent modification to reduce the required front yard setback to 15'-0" (fifteen feet, zero inches) is requested, where 16'-6" (sixteen feet, six inches) is required.

John Chase, Urban Designer stated this project would be a great amenity to the neighborhood.

Vice-Chair Hamaker questioned the blue tint and the saturation of the color of the building.

Chair Altschul opened the Public Hearing:

FARZAD SHOOSHANI, LOS ANGELES, presented the applicants report. He stated he is willing to work with the Commission and their recommendation regarding the colors and the tinting.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of this item. She questioned the tandem parking spaces.

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

**ACTION:** 1) Approve the request; and 2) Adopt Resolution No. PC 03-512 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2002-33 AND MODIFICATION 2003-07 FOR A SEVEN (7)-UNIT RESIDENTIAL CONDOMINIUM BUILDING; and 3) Adopt Resolution No. PC 03-513 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 060515 (TENTATIVE TRACT MAP 2003-10) FOR THE PROPERTY LOCATED AT 8703 WEST KNOLL DRIVE, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner DeLuccio, seconded by Vice-Chair Hamaker and unanimously carried.**

**THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 6:55 PM AND RECONVENED AT 7:10 P.M.**

**B. 1204 NORTH CLARK STREET.**

Appeal the Director of Community Development's denial of a request to legalize one (1) dwelling unit.

**ACTION:** 1) Continue this item to the next regularly scheduled Planning Commission meeting of Thursday, January 15, 2004. **Motion carried by consensus of the Commission.**

**10. STUDY SESSION.**

**A. ROBERTSON BOULEVARD.**

Susan Healy Keene, Planning Manager, presented the staff report. She indicated this item was brought forward with concerns regarding land uses from past projects.

She stated the objective of Robertson Boulevard is to continue to enhance the Boulevard's unique role and identity as a corridor serving design furnishings' establishments, specialty shops and restaurants and maintain its low-rise "village-like" and pedestrian character; as referenced in the West Hollywood General Plan.

Anne Browning McIntosh, Interim Director of Community Development, reported how it was beneficial to include the business community in this discussion. She stated parking and circulation are the primary challenges that face all businesses on Robertson Boulevard.

Hillary Selvin, Director, City of West Hollywood Chamber of Commerce, indicated Robertson Boulevard has become increasingly pedestrian oriented. She stated there needs to be a balance between day and evening businesses. Major concerns are parking, traffic congestion and circulation. She also indicated the businesses are extremely sensitive to noise complaints to the surrounding neighborhood(s). After direction from staff and the Commission, she hopes to solve some of the problems and concerns that have been brought forward.

Commissioner DeLuccio stated the biggest impact is traffic and circulation. He questioned where the traffic will go if Robertson Boulevard is made a one-way street. He is not in favor of taking away the traffic meters and is in support of possible carriage lane(s) for drop-offs if Robertson Boulevard was made a one-way street.

Vice-Chair Hamaker asked staff to clarify the implementation of the West Hollywood Park Master Plan. She is not in support of putting restrictions on current businesses, other than what the current Zoning Code states. Circulation of traffic and parking are a major issue. She supported making Robertson Boulevard a one-way street going North; with the possibility of removing parking from one side of Robertson Boulevard. She commented on litter disposal and is in favor of a Business Improvement District (BID).

Commissioner Thompson does not support creating additional restrictions on current businesses. His primary concern is parking.

Commissioner Guardarrama indicated businesses should be permitted to rise and fall by market forces (in general). Main concern is circulation of parking. The re-routing of Robertson Boulevard should be explored and La Peer Avenue should be looked into as an alternative [opposite one-way street].

Commissioner Bartolo described the infrastructure, which needs to be implemented. Valet parking is a viable solution; which should be accessible and reasonably priced; with possible taxi voucher(s). She indicated businesses should come together and jointly fund, address and enforce their issues.

Commissioner Bartolo stated for the record that a member of the Norma Triangle Association would like to see Robertson Boulevard become more like the 3<sup>rd</sup> Street Promenade in Santa Monica, California; defined with ample city and private parking, mix of retail and restaurants. She stated her concerns regarding noise and is in support of the Business Improvement District (BID).

Commissioner D'Amico commented on the parking issues, noise and the possible further development to the area north of Robertson Boulevard. He questioned where the design firms went from the Pacific Design Center. He stated the sectional relationships are important to this area.

Chair Altschul commented on the current businesses on Robertson Boulevard. The Business Improvement District (BID) should be undertaken on their own accord (joint funding). Valets should be free of charge with (possible) major drop-off points. He stated he is not in support of making Robertson Boulevard a one-way street and is in favor of concierge lanes.

Vice-Chair Hamaker spoke regarding noise and decibel levels and questioned possible code enforcement actions.

Chair Altschul opened the Public Hearing:

MARK LEHMAN, WEST HOLLYWOOD, commented on the recent business meetings that have taken place regarding Robertson Boulevard and the [daytime] parking problem(s).

JEANNE DOBRIN, WEST HOLLYWOOD, suggested not too expect any additional code enforcement activity and commented on the current parking situation.

TODD ELLIOTT, WEST HOLLYWOOD, thanked staff for working with the business community. He believes there is currently no parking shortage at nighttime, but parking needs to be publicized. He urged the Commission to include the surrounding streets in this study.

PAT ROGERS, LOS ANGELES, Here Lounge, thanked staff for working with the business community and looks forward to working on this matter in the future.

LAUREN MEISTER, WEST HOLLYWOOD, stated the major issues are parking, traffic circulation and noise in the community. She recommended the public parking at the Pacific Design Center needs to be further publicized.

NATHAN GOLLER, BEVERLY HILLS, stated there are no parking problems during the week and/or weekdays. The problems happen at nighttime and on the weekends. He supports Robertson Boulevard going one-way (North) and La Peer Avenue one-way (South).

DAN SIEGAL, WEST HOLLYWOOD, commented on the issues regarding parking, traffic circulation and noise in the community.

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

Anne Browning McIntosh, Interim Director of Community Development spoke briefly on the current General Plan language.

Chair Altschul recommended appointment of a sub-committee to be placed on a future meeting agenda to evaluate this further.

This recommendation was agreed to by staff.

Commissioner Bartolo raised the issue of (current) temporary parking passes that are in use.

Commissioner DeLuccio commented on the noise levels and suggested a quantitative measurement should be applied.

Vice-Chair Hamaker spoke briefly on the signage issue.

**11. NEW BUSINESS:** None.

**12. UNFINISHED BUSINESS:** None.

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

**14. ITEMS FROM STAFF:**

Anne Browning McIntosh, Interim Director of Community Development informed the Commission that Petco will be agendaized on the next agenda as a discussion and update item.

Chair Altschul requested staff to include the organization that does pet adoptions in the notification of the hearing.

Susan Healy Keene, Planning Manager discussed the possibility of a workshop on basic California Land Use planning, which includes; procedures, variances, findings, etc. She questioned the Commission on what dates would be feasible for them to attend.

It was decided a Saturday morning in January, 2004 would suffice.

Staff would confirm the date of this workshop at the next Planning Commission meeting.

**15. PUBLIC COMMENT:** None.

**16. ITEMS FROM COMMISSIONERS:**

Commissioner DeLuccio commended staff and Chair Altschul on the Study Session on Robertson Boulevard.

Commissioner Thompson reminded the public to maintain the focus of the Planning Commission meetings.

**17. ADJOURNMENT:** The Planning Commission adjourned at 8:30 P.M. to the next regularly scheduled meeting of the Planning Commission, which will be on Thursday, January 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 JANUARY, 2004.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

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