



PLANNING COMMISSION MINUTES
Regular Meeting
May 21, 2009

Plummer Park Community Center
7377 Santa Monica Boulevard, West Hollywood, California 90046

1. CALL TO ORDER:

Chair Altschul called the meeting of the Planning Commission to order at 6:50 P.M.

2. PLEDGE OF ALLEGIANCE: Maxine Sonnenberg led the Pledge of Allegiance.

3. ROLL CALL:

Commissioners Present: Bernstein, Buckner, Guardarrama, Hamaker, Yeber, Vice-Chair DeLuccio, Chair Altschul.

Commissioners Absent: None.

Staff Present: Francisco Contreras, Senior Planner, Susan Healy Keene, Community Development Director, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

Move Agenda Item 13.D. (Capital Projects Liaison Presentation) to be heard before Public Hearing Items.

ACTION: Approve the Planning Commission Agenda of Thursday, May 21, 2009 as amended. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Bernstein and unanimously carried.**

5. APPROVAL OF MINUTES.

A. May 7, 2009

ACTION: Continue to June 4, 2009. **Moved by Commissioner Hamaker, seconded by Commissioner Buckner and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

The following item was heard out of order as part of the amended agenda:

13. ITEMS FROM STAFF

D. Capitol Projects Liaison Presentation.

Christopher Worland, Recreation Supervisor, and Eva Wieland, Administrative Specialist III, provided a visual presentation and background information of the upcoming Capitol Project (Phase I, West Hollywood Park Master Plan) and Groundbreaking Event to be held on Monday, June 1, 2009, for the new Library.

9. PUBLIC HEARINGS.

**A. 8811 Santa Monica Boulevard (Eleven).
Amendment Permit 2008-005**

Continued from Thursday, January 29, 2009 and Thursday, March 19, 2009. Applicant is requesting to extend hours of operation of an existing nightclub.

ACTION: Continue to June 18, 2009. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Bernstein and unanimously carried as part of the amended agenda.**

**B. 8375 Fountain Avenue.
Minor Conditional Use Permit 2008-015, Variance Permit 2008-005:**

Applicant is requesting a rooftop wireless telecommunications facility on an existing multi-family building at a height of 56'-4".

ACTION: Continue to a date uncertain. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Bernstein and unanimously carried as part of the amended agenda.**

**C. 9040 Sunset Boulevard.
Administrative Permit 2006-006, Billboard Permit 2006-001,
Conditional Use Permit 2006-007, Demolition Permit 2006-008,
Development Agreement 2006-001, Development Permit 2006-010,
Specific Plan Amendment 2006-001, Tentative Tract Map 2006-004,
Zone Text Amendment 2006-001, Environmental Impact Report:**

Requesting to recommend certification of the Draft Environmental Impact Report and a request to develop a mixed-use hotel project of approximately 268,805 gross square-feet consisting of 102 hotel rooms, 20 condominium units, 46 fractional ownership units, and 37,940 square-feet of commercial uses. The request includes an amendment to the General Plan, amendment to the Sunset Specific Plan, a Zoning Map amendment, a billboard permit and a development agreement.

ACTION: Continue to August 6, 2009. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Bernstein and unanimously carried as part of the amended agenda.**

10. NEW BUSINESS.

A. 9200 Sunset Boulevard (SoHo House).

Draft Environmental Impact Report:

Francisco Contreras, Senior Planner, and Kathy Paspalis, Christopher Joseph and Associates, provided a visual presentation and background information as presented in the staff report dated Thursday, May 21, 2009.

A proposed project converting existing office space on the penthouse floor (13th), and entitled commercial space, previously a residential penthouse, on the Sky Penthouse (14th) floor of the Luckman Plaza into Soho House West Hollywood, a private members-only club and restaurant. The proposed project would also convert entitled office space, previously an open air lobby, into a spa and retail facility with associated café on the ground floor of the building. The proposed project would total approximately 25,214 square feet.

[VERBATIM TRANSCRIPTION]

Provided and certified by Written Communications, Inc.

Transcript note: Due to audio malfunction the consultation presentation was not recorded. Audio starts in the middle of a public Daniels' statement.

Daniels: *(NO AUDIO) ...the 13th and 14th floors of the 9200 Sunset Plaza (NO AUDIO) ...and living rooms of the Sierra Towers. When you are in the Sierra Towers on the south side and you face the Luckman Building, everything that's going on there is right in your face. We are not...we're grateful to the Mani's above us for enhancing our, our area, and I say that respectfully. I have a lot of respect for you, Danny. And we like what you've done. But I'm afraid that the rooftop of entertainment that's been planned is a little bit over the top. We will not be able to tolerate that kind of addition to traffic, noise, paparazzi, lighting. I mean, and I do, and I respectfully disagree with the consultant's analysis of (NO AUDIO)...the daytime noise of deliveries, people there. The people that are going to be working in that building have to cross the street. We've got traffic going two ways that was never there before. The public traffic, the car traffic going from east, from west to east on Sunset Boulevard today is like a parking lot. I hesitate to think of what's going to happen when that club, which is designated to have 1,000 members in one year, and plus guests, plus employees. Where are we going to put all those people, the cars they come in? The restaurant, we've already been through, and we like what's happened. That's a good thing. We all want the Bella Restaurant. I don't know about the café. That's a new thing. But that doesn't seem to be offensive. The thing that will both the Sierra Towers is the roof complex being projected. Thank you. Oh, one other thing if I may kindly. I brought a copy, and this copy, this petition has been filed with the City. It's been sent there by messenger today. I also have a copy of the Sheriff's Department incident report.*

Altschul: *Thank you, Ms. Daniels. Your time is expired. Chris, could you please put up the aerial shot of the 9200 building?*

Male: *I would like to give her a minute or two of my time.*

Altschul: *That's not, that's not the way we do things. Thank you for asking. But that's not possible under the rules of this Commission.*

Male: *Thank you.*

Altschul: *Could we shut the back door, please? Jorge Usitoros, to be followed by Doug Carstens.*

Usitoros: *Good evening, Commissioners. Thank you for giving me the time to speak. This is all new to me. But heavy traffic...*

Altschul: *Your name, please.*

Usitoros: *My name is Jorge Usitoros.*

Altschul: *And your city of residence?*

Usitoros: *West Hollywood.*

Altschul: *Thank you.*

Usitoros: *Thank you. I live right around the corner from this project. Big cities aren't new to me. High traffic is not new to me. I'm well aware of the impact of something like this. I come from Miami. Okay. Now when you add, like the young lady said, that structure on the top, you add, you take away the parking from the current people that are in the building, and you move them across the street. You're automatically, as an owner, as the guidance creating or the people in charge of this, know that there's an impact. So you're making adjustments. Now the report doesn't accurately take into account what...I, I think it's based on a previous report, not current situations which can be created in the City in that area. The street currently...I live right on the corner. It is terrible. There's deliveries. There's trucks. There's everything along that, that street currently. Without adding a new restaurant. Without adding a new facility up top. Without adding influx of traffic. So is that being taken into account? And if it's on the corner of Sunset and Corey, that is my street. That's the lead into my street. And currently, there's a heck of a lot of traffic at 7:00 in the morning. Okay. At 8:00 in the morning, there are trucks lined down Phyllis that are for that building. They have their own industrial parking. They have their industrial driveway. And they're using ours. Take that into account. When there's industrial trucks coming through with their engines and, and parking brakes and all that, it impacts us. The, the emissions from those trucks. As the young lady said, the employees that work at these places that are going to be now having a job...where are they going to park? Oh, you going to move them across the street? Well, there's a definite impact. And we're totally against it. I work down the street in one of the other buildings owned by this company. And what is happening is they're given, they're given spaces, and now they're being charged. Then they bill the person that's having the space out of their space. In other words, it's too expensive, so you put your employee on the street. That employee on the street is outside of my house. Moving his car every two hours. That creates traffic too. Is that taken into account in your study? Every two hours, you're moving a car. Okay. Down the street from one Mani building to the other. It's the same thing. You've priced your tenants out of the building, and that space is now being given to somebody who can pay for it. And I know my time's up. I really appreciate you giving me this moment. Thank you.*

Altschul: Thank you. Doug, Doug Carstens, to be followed by Bobbie Elliott.

Carstens: Good evening, Honorable Commissioners. My name is Doug Carstens. I'm an attorney with Chatten, Brown & Carstens. We're in Santa Monica. And we're here on behalf of the Beverly Hills West Hollywood Neighborhood Association. With some preliminary comments on this EIR. I appreciate the Commission's consideration. We plan to submit a fuller set of comments by the June 22nd deadline. A number of impacts I think people will talk about tonight. Noise is one of them. This is a currently, well, quiet enough area. It's residential there. And it's going to be very much louder with this. We're going to look very closely at the noise impacts. The other facilities like this, we understand, in West Hollywood close at about 10:00, but this is open till 2:00. That's going to be some problems, I think. We also are looking closely at the traffic impacts. 1,854 daily trips, 231 on Friday evenings. Two intersections with significant impacts. Corey-Sunset, Doheny-Santa Monica. There's a number of intersections, we think...we're looking closer at it, but we think have not been analyzed. Specifically, every intersection between Cynthia and Santa Monica along Doheny Drive, and a lot of intersections to the west of Corey-Sunset. So I think there needs to be more analysis of the traffic, even though some are identified as significant impacts. Aesthetics, light, and glare. Well, we have heard some from the Sierra Towers people who have a direct line of sight. The aesthetic and glare impact section of this EIR is about a half a page. It's not what we would recommend for a full and adequate analysis. Now regarding alternatives and the statement of overriding considerations...the alternatives...well, there needs to be an off-site alternative analysis. We would specifically recommend the Robertson-Melrose analysis. There's no outside alternatives proposed in this, and under CEQA there should be. The California Environmental Quality Act. Another thing that could happen is that, because impacts are in the Friday peak hour, there could be an analysis of no Friday evening operations. That would solve Friday evening traffic impacts. You could also restrict the hours of operation significantly, say, till 10:00, rather than 2:00 a.m. Finally, an alternative that eliminates the Soho House at the top should be analyzed. Every one of the alternatives in this EIR includes the Soho House at the top. And I think that makes the range of alternatives unreasonable. Especially since the objectives are to create a streetscape and develop ground floor space. Those objectives would be met without the Soho House at the top. Regarding overriding considerations, it's not just a question of whether the benefits outweigh the impacts here. It's also a question of, if every feasible mitigation measure has been adopted and if there are any feasible alternatives which...well, there's my light. I will submit further comments. I appreciate your consideration tonight. Thank you.

Altschul: Thank you. Bobbie Elliott, to be followed by Jeanne Dobrin.

Elliott: Hello. Thank you for having this hearing tonight, whatever you call it. I've only lived at Sierra Towers for the past not quite five years. I've seen an enormous change that's gone on already. Within the past six months, I, because I live on a lower floor, have had to call the police three times because young people or whomever outside my window at 2:00 or 2:30. Look at the movie stars building. A roaring drunk, of course. There is a videotape that we're trying to get a-hold of. There used to be a bar by the name of Bar One that was closed down evidently seven, eight years ago. And the president of our building at that time took a videotape of the City National Bank parking lot with kids shooting up, drinking, and swearing and carrying on. I look for more to you, sir. Right. That's how close I am to City National Bank's parking lot. Within the past month, we've had a murder on Doheny. We've had a hold-up on Corey. That doesn't even include the murder two days ago at Beverly Center. A high profile nightclub like Soho House will bring in storms of paparazzi. We're loaded with them. Has anybody been to The Ivy lately? Has anybody been to Socorro's lately? Has anybody been to those rest...I don't want that in my back yard. Thank you.

Altschul: *Jeanne Dobrin followed by Joyce McRae.*

Dobrin: *The last person didn't tell you that she lives in West Hollywood, but of course, the Sierra Towers is. Jeanne Dobrin, resident of West Hollywood. There are several alternatives given as to go ahead with this or this or that. I suggest a fifth alternative. Alternative E. And that alternative says to make use of the formerly empty lobby which has been completely empty since Mr. Luckman built this building. And for retail uses and for a spa. I, I don't think that that is so terrible. But I also to say that the Soho Restaurant and facilities or whatever should be on the 13th floor, and there should be no use of the 14th floor. Some of the reasons I give is paparazzi will be haunting this site of a private membership club which will bring all the celebrities and the wanna-be celebrities there. And they will cause tremendous use of the paparazzi following and driving people crazy. This will not be good for one of the worst intersections in West Hollywood. And helicopters will be flying over the roof too. I don't think we want to have helicopters flying night and day over our roof. As for the transportation and parking, the EIR, DEIR says that it's significant and unavoidable. After the Planning Commission certifies the EIR, they will be able to use this expression, which is the most fearsome, to me, five words in the lexicon of the City which are statement of overriding considerations. People, I want you to know what that means. That means the City zoning laws, the land use law, the General Plan, will be completely canceled and wiped out, no matter what, as if it doesn't exist because they can go ahead and do what is not allowed under current law. Statement of overriding considerations. This is one of the worst rules, if not the worst intersection in the whole West Hollywood. The original traffic analysis confused Doheny Drive and Doheny Road, which was corrected, and now we are facing this terrible intersection of Corey, Doheny Road, and Sunset. Having the majority of the office tenants who are there now at 9200 Sunset is to park in the newly constructed parking structure across the street at 9201. The medical building, Sunset. Which, by the way, is in West Hollywood and Los Angeles, which I noted when they only got a permit for Los Angeles. But the City of West Hollywood let them go ahead, which was okay, I think. I do want to say about the Mani Brothers buildings. They are beautifully maintained and taken care of. I have a great deal of respect for the Mani Brothers. They have only gotten permission to use the corner of Corey and Sunset for an outdoor dining area, which was granted by this Planning Commission last year. That is already starting another increase in traffic and so on, as you heard other people say here. I think this is too much. It's too massive. So again, I say, use the empty lobby. It seems a good idea. No 14th floor roof. Let them do it on the 13th floor. And I really feel that for having the current tenants cross that dangerous boulevard, that dangerous intersection, where you have to wait for three different kind of lights to get across it, is not a thing that is really a good thing, and I'm surprised the tenants haven't come and complained about it. Again (INAUDIBLE) that is due. But this is just too much. Thank you.*

Altschul: *Joyce McRae followed by Terry Barto.*

McRae: *Thank you, all the speakers who've come before me. You were terrific. I've been asked to read a letter.*

Altschul: *Your name, please.*

McRae: *Oh, I'm sorry. It's Joyce McRae. And I live at 9167 Phyllis.*

Altschul: *Thank you.*

McRae: And have lived there for almost 30 years now. One of my neighbors, who is not feeling well at all, asked me to read this. And it's at the last minute. And I didn't bring my glasses. So I borrowed some in case I need them. This is re the Luckman Plaza. Dear Sirs: My family and I have lived at 1020 Corey Avenue since 1955 and have seen many changes in the area, such as the former-Luckman Building being a small office space with wide open parking area. Now it is a large office building and a tower plaza. While they were building this place, they needed to get rid of some trees, so...which are now in my garden. Now the Mani Brothers want to redo the whole area with the Soho Club Restaurant. Swimming pool, et cetera. My bedrooms are exactly opposite the garage which already causes the street to be a regular highway. I can second that as a neighbor. Trying to get in and out of my driveway is a hassle. And now you want to have cars coming and going between the hours of 7:00 a.m. and 2:00 a.m. The noise of the garage gates opening and closing is already extremely disturbing, in the presence of cars...and the presence of cars parked in front of my house and in my driveway at all hours of the night with their radios blasting intolerably. With the addition of this club, there's bound to be more havoc with the celebrities and paparazzi trailing after them in their drunken state. This will cause additional noise and disturbance to this quiet neighborhood and make sleeping almost impossible. Not to mention the possibility of abuse, crime, and damage to property. I find the addition of this business to a residential neighborhood to be unacceptable to me and my neighbors. There are children who reside in the area who also be disturbed and subject to possible criminal element this business will cause. Very truly yours, Kathleen Parker-Hayman. Thank you.

Altschul: Terry Barto followed by Martin Gordon.

Barto: Hi. My name is Terry Barto. I live in West Hollywood. I live at 999 North Doheny Drive. And this is the building that, even though it's on Doheny, as you know, sunset starts to curve down. This building is literally in our back yard. There's just an alley and a few streets that come between us. We've already had to endure this extreme lighting that they have put on the side that is like a lighted football field. It is like living in Target in my bedroom, I swear. It's, it's awful. But now this proposal that they have for this nightclub on the top will add more lighting, and not even to mention the noise factor. The noise factor will be unbelievable. And for those of us who have to get up early and, you know, we have to go to bed early, and it's, it's...it'll be partying until 2:00 in the morning, it's ridiculous. The, the noise factor, I mean, we can hear if there's parties up in the Hills. There's like...if there's going to be a party up on that top of that building, it's going to be awful. And I hope that you guys, as you're considering this, will please, please try to imagine what it would be like to have a nightclub in your backyard. The traffic is already like this nice lady said, is already like a parking lot. Even before this. And trying to get home at night is, it takes forever. And this is just going to make it even worse. So please, please consider not to do this. I've lived there for ten years. When I moved in there, I was under the understanding...I looked into the buildings around, because I made a purchase. We made a major purchase in these buildings. And I looked into that. It was offices. Supposed to be office buildings. And now this proposal is outrageous. So please consider not to do this. Thank you.

Altschul: Martin Gordon to be followed by Howard Storm.

Gordon: My name is Dr. Martin Gordon. I'm a resident of Beverly Hills on Cynthia Street where I've lived for 20 years. We moved in there because it was a family neighborhood. And now you want to put a nightclub right into our backyard, looking down on us, wafting the odors from a restaurant, and making noise until 2:00 a.m. I don't think that the environmental impact study has looked at the noise that would occur in this neighborhood. This is a family neighborhood with children that go to school. I don't think you've looked at the traffic which is horrendous now. You can hardly get onto Sunset going east. I don't think they've looked at the litter that we see. I'm sure the parking will

spill over onto our block. It's impossible to park there now when there's an event on Sunset. The litter we see after parties in West Hollywood on our street is just intolerable. We see everything from trash from the local fast food restaurants to condoms. And I think it's just awful for the kids to see. I'm sure there will be spillover of kids drinking on, on the street from a club. The noise from helicopters, from the paparazzi will just blare all over our once quiet and very pristine neighborhood. What this will do to our property values I can't even begin to tell you. And I don't even want to think about. I think your thought about the aesthetics is just wrong. We now have to put up with lights in our, in my bedroom all night. And this very crass and tacky lighting system they put up without asking anyone...it's, you know, we're trying to conserve energy in this country now. And the whole building is lit up with these strange lights with, without ever asking anyone about their impact and what they look like. The, the amount of crime in the neighborhood will just skyrocket. It's hard enough to get on and off Doheny now for, for hours at night. And to, to add this, I think is just wrong. I would like to ask you if you had a home, would you approve a nightclub sitting on the top of a building a few hundred feet away with noise from 7:00 a.m. till, till 2:00 a.m. in the morning? Especially with, with an outdoor swimming pool and dancing outside at night. I just don't think it's right. I think this is the wrong project in the wrong place at the wrong time. And I would certainly appreciate your voting this down. I don't care if they have a spa on the bottom floor. But if, to put a nightclub on top. There are plenty of nightclubs in West Hollywood. If the only reason for this development to go on, and the only outweighing factor is money, I think that's, that's wrong. It's, it's wrong to, to put this in our backyard when this has always been an office building and quiet. Thank you.

Altschul: *Howard Storm to be followed by Jack Suzar, who will be our last speaker.*

Storm: *My name is Howard Storm. I live at 1107 La Colima Drive. A few years back, I lived at Doheny, in a condo. And when the Abbey each night would have their little parties, the music came right up to the, to the building on Doheny. And so I can't imagine that what sounds will come from this building. The noise. The garbage. The traffic. As everybody said. We're all repeating ourselves. But the reality is, we're all very concerned and very upset about this project because you haven't taken into consideration that this is a neighborhood. It is not...it is a wonderful neighborhood, and people maintain their homes. And to have this kind of a thing go on in our own backyard, to me, is just madness. Thank you.*

Altschul: *Mr. Storm. Mr. Storm. What is your city of residence?*

Storm: *Beverly Hills. 1107 La Colima Drive.*

Altschul: *Isn't La Colima in West Hollywood?*

Storm: *It's very bizarre. I...it's a long story. I, I'm, I'm in West Hollywood in terms of the property line. It goes halfway up. It's...and then I, I have the DWP. Everybody else has another electric company. And I, I'm the one who gets the blackouts while everybody else is fine.*

Altschul: *Do you vote in municipal elections in West Hollywood or Beverly Hills?*

Storm: *West, West Hollywood.*

Altschul: *So you do live in West Hollywood.*

Storm: *But my address....*

Altschul: *It was, it was just our understanding that La Colima Drive is in West Hollywood.*

Storm: *But my address is Beverly Hills 90210. So I don't know what to tell you.*

Altschul: *Maybe the post office will agree with you. I don't think we do.*

Storm: *Well, you don't...*

Dobrin: *Get (INAUDIBLE).*

Altschul: *No, not now, Jeannie. Thank you, Mr. Storm.*

Storm: *You don't have to agree with me.*

Dobrin: *You can't tell that that is not West Hollywood. The City Clerk Tom West ..(INAUDIBLE).*

Altschul: *Thank you, Jeanne. Jack Suzar who will be our last speaker. Yes, sir.*

Suzar: *Thank you. Jack Suzar. Sierra Towers. A West Hollywood resident. It's two matters. One, I, I moved into Sierra Towers about four years ago. At that time, there was a nightclub restaurant called The Blowfish on Sunset. And Friday and Saturday nights, I just got used to it because the traffic, the parking...not just on Doheny Road, but up through Doheny Road and all the various streets, the noise well into 2:00, 3:00 in the morning that has already been spoken of. What I did observe, that when that restaurant-bar went out of business about six months or a year ago, a marked decline in traffic and noise and parking throughout the whole area. So I guess my observations concern me because of what we are speaking about in terms of the thousand membership and other guests that can attend this Soho Nightclub and what that will bring to a lot of people that don't want to pay for parking. That are going to find other free places to park, even if it means walking many, many blocks. We see this on that street all the time. Lastly, I have spoken to all of the real estate agents that work in Sierra Towers. They have all said to me that this building, especially on the side facing the Soho Club, this Soho Club goes in, will definitely see a 10 or 15 percent, not potential, but most likely reduction in value. And this is below the reduced values already. That then translates to, as you know, turnover in our building is pretty substantial. So you will have reduced property tax roll. So something for you all to consider in your impact study. What has been, what is now, and what well could be with respect to reduced values. And certainly in that building. Thank you.*

Altschul: *Thank you. And that, that concludes the public speakers for this evening's portion of this application. Commissioner comments or direction? Sue?*

Buckner: *Excuse me. I hope this is working. You hear me. I drive along Sunset Boulevard, east and west, during peak hours. And I really...I, I understand what our speakers are saying, and I really do believe that the significant impact of traffic...*

Altschul: *Excuse me. Excuse me. Can we limit this to questions and direction with respect to the...*

Buckner: *Well, I would like them to do more significant traffic study on other neighboring intersections close to the Corey and Doheny entrance, because I know people go down...I go down, try to avoid the traffic into the neighborhoods, just trying to get home on a Friday night or on a, or...*

Altschul: *The reasons, the reasons are not significant now.*

Buckner: Okay. Then I would like to see more, a more detailed traffic study. I would also like to see more research done on the noise considerations.

Altschul: Thank you. Any other questions? Alan?

Bernstein: Yeah. I, I would just appreciate some clarification on the traffic study. It appears that a good number of the intersections are already at F, and therefore, I'm curious if what that means is that literally any additional traffic would, therefore, have an unmitigatable impact and, therefore, it really wouldn't matter how meritorious the project was or not, because if we didn't go this, because....

Altschul: The conclusions, please, can be saved for when the item is....

Bernstein: Yes, sir. I was just, I was just waiting until Terry got to the mike.

Terry: You want me there?

Bernstein: Please, yeah. Please, if you would. If you can.

Terry: The clarification was....

Altschul: No. The clarification. You're asking....

Male: Can't hear you.

Terry: Can you restate what you want clarified?

Bernstein: Since the traffic for many of the intersections is already at F, would any impact, therefore, be unmitigatable?

Altschul: And if you choose to clarify that, and the response, in the responses, that would be fine. If you choose clarify it now, that would be fine.

Terry: It does not necessarily mean...I'm sorry. My name is Terry Slimmer, I'm the Traffic & Transportation Manager. The designation of F at any of the intersections does not necessarily mean that impacts cannot be mitigated. But it is project dependent. And in this case, those intersections cannot be mitigated.

Altschul: Are there any other questions or directions or comments?

Male: What does that mean?

Altschul: Donald?

Male: What does it mean?

DeLuccio: I just have....

Altschul: Excuse me. You....

Male: Can you clarify that?

Altschul: It will be clarified at the time that the final draft, that the final environmental impact report is presented. Tonight is not the time for answered questions. Tonight is the time for asking questions.

DeLuccio: I'd just like you to look a little more carefully into the aesthetics, into the light and glare issues. If you can do that, I'd like to see more of that. I don't see enough of that in, in the Draft Environmental Impact Report. Thank you.

Altschul: Any other? Joe?

Guardarrama: Francisco, when this comes back to us for a full public hearing, can you have maybe a detailed presentation on the noise mitigation measures and why it brings the noise to less than significant, particularly on the roof? Thanks.

Altschul: Marc?

Yeber: This on? Can you hear me? I'm actually more interested in the cumulative effect of the entitlement that occurred, I guess, a year and a half ago, and how that, how that has evolved into the impact that's, that could occur predicted from this proposed project. The...it sounds like the, the impacts from the restaurant, for example, might be greater than what was originally thought of. And so I just want to make sure that we're looking at the traffic. I'm also very interested in...several people brought up the light issue. The building light issue. I remember the lighting issue coming before us. I would like to, I would like to see, first of all, that original report. How it was entitled regarding the exterior lighting, the architectural lighting, and then see if we can study or understand the impact that it's having on the neighborhood. Because it sounds like it is greater than what was, what we thought it would be when the project was originally proposed.

Altschul: Now I notice, I notice some of you are raising your hand and wanting to ask questions. Unfortunately, we can't take them at this time. However, as you heard, that the comment period is open until June the 22nd. Which is basically one month from today. And you may send in your comments and send in your questions. They will all, all comments will be incorporated in the final EIR, and all questions will be addressed in the final EIR. Are there any other....

Bernstein: Excuse me, John.

Altschul: Alan?

Bernstein: There are a good number of comments that were attempting to describe the proposed project, the Soho House. They, they didn't really line up with my recollection of the project in other cities. And I would appreciate a more thorough description or perhaps some response to the concerns that people have. It seems that people are concerned, among other things, that it's a very low rent and tabloid-y kind of an enterprise, and if we can get some kind of clarification about what specifically is being proposed, that would also be helpful.

Altschul: Thank you. And also, I would like to request that in response to one of the speaker's comments about the, the building owners perhaps pricing tenants and tenants' employees out of the parking of this particular building, if some kind of a study be made as to what the current pricing is and whether or not there should be any recommendation or any study or any looking at a cap for the parking for existing tenants and existing employees of tenants of the building in order to prevent, as much as possible, the comment or the concern about additional street congestion. And with that, are there any other questions or comments or direction? And if there is not, we will close this particular hearing this evening and look forward to receiving the final EIR. And we will take about a five or seven minute break and expect most of the room to clear. You may stay if you wish for the remainder of our short agenda.
//wci:pg

(ITEM 9.A. OFFICIAL RECORDING ENDS).

THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 7:45 P.M. AND RECONVENED AT 8:00 P.M.

11. **UNFINISHED BUSINESS.** None.
12. **EXCLUDED CONSENT CALENDAR.** None.
13. **ITEMS FROM STAFF.**

Chair Altschul introduced Interim Director of Community Development, Maria Rychlicki.

A. General Plan Update.

Maria Rychlicki, Interim Director of Community Development, provided an update regarding the Interim Zoning Ordinance which went before the City Council on Monday, May 18, 2009. Direction was given for additional items to be included in the General Plan process, which included: incentivizing small apartments, incentivizing family apartments, different standards for apartments and condominiums, and if there are parts of the city which can absorb additional height and those that can't.

She stated all future Planning Commission meetings will now have a discussion item brought forward related to the General Plan.

B. Director's Report.

Susan Healy Keene, Director of Community Development, thanked the Commission and staff for the opportunity of service.

C. Planning Manager's Update.

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission.

He stated May is Historic Preservation Month and encouraged participation in the City of West Hollywood's annual event on Wednesday, May 27, 2009 7:00 P.M. to 10:00 P.M. at 819 N. Sweetzer Avenue, West Hollywood, California.

D. Capitol Projects Liaison Presentation.

ACTION: 1) Item moved and heard before Public Hearings as part of the amended agenda. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Bernstein and unanimously carried.**

14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the sound system. She wished Susan Healy Keene all the best and welcomed Maria Rychlicki.

15. ITEMS FROM COMMISSIONERS.

Commissioner Yeber stated he will not be in attendance for the Planning Commission meeting of June 4, 2009 and June 18, 2009.

ACTION: 1) Appoint Barbara Hamaker as an interim to replace Marc Yeber for the month of June, 2009 on the: a) Planning Commission Long Range Planning Projects Subcommittee; and b) Planning Commission Design Review Subcommittee. **Moved by Chair Altschul and unanimously carried.**

Commissioner Hamaker wished Susan Healy Keene all the best.

Commissioner Guardarrama wished Susan Healy Keene all the best.

Commissioner Bernstein wished Susan Healy Keene all the best.

Commissioner Buckner wished Susan Healy Keene all the best.

Commissioner Yeber wished Susan Healy Keene all the best.

Vice-Chair DeLuccio wished Susan Healy Keene all the best.

Chair Altschul wished Susan Healy Keene all the best.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 8:15 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, June 4, 2009 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 18TH DAY OF JUNE, 2009.

ATTEST:


CHAIRPERSON


COMMUNITY DEVELOPMENT DIRECTOR