



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**April 3, 2008**

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

**1. CALL TO ORDER:**

Chair Guardarrama called the meeting of the Planning Commission to order at 6:33 P.M.

**2. PLEDGE OF ALLEGIANCE:** Susan Healy Keene led the Pledge of Allegiance.

**3. ROLL CALL:**

Commissioners Present: Bernstein, D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Altschul, Chair Guardarrama.

Commissioners Absent: None.

Staff Present: Adrian Gallo, Associate Planner, Jennifer Alkire, Associate Planner, John Chase, Urban Designer, John Keho, Planning Manager, Lauren B. Feldman, Acting City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, April 3, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. March 20, 2008**

**ACTION:** Approve the Planning Commission Minutes of Thursday, February 21, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Commissioner Bernstein.**

**6. PUBLIC COMMENT.** None.

**7. ITEMS FROM COMMISSIONERS.**

Commissioner Yeber recognized and congratulated Commissioner DeLuccio on his eight years of service as President of the West Hollywood Democratic Club.

Vice-Chair Altschul recognized and congratulated Commissioner DeLuccio on his eight years of service as President of the West Hollywood Democratic Club.

**8. CONSENT CALENDAR.** None.

**9. PUBLIC HEARINGS.**

**A. 8928 Santa Monica Boulevard (Don Toños Tacos).  
Minor Conditional Use Permit 2007-016:**

Adrian Gallo, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, April 3, 2008.

He stated the applicant is appealing the Community Development Director's approval to allow extended hours of operation between 2:00 A.M. and 3:00 A.M. at an existing restaurant with outdoor dining.

He provided a history of the business and spoke regarding the requested hours of operation, site location, square-footage, applicant's appeal, crime statistics, outdoor dining hours, and public safety concerns.

Staff recommends denying the appeal and upholding the Community Development Director's final approval.

Commissioner Yeber questioned the hours of operation of similar businesses in the area.

Commissioner Hamaker requested clarification of the square-footage.

Chair Guardarrama disclosed for the record he has made site-visits in the past.

Chair Guardarrama opened public testimony for Item 9.A:

HRACH ANTHONY KARAPETYAN, PANORAMA CITY, appellant, presented the appellants report. He detailed current neighborhood businesses and hours, and spoke regarding hours of operation, security issues, outdoor dining issues, and signage issues.

Commissioner DeLuccio requested clarification of the outdoor dining hours and if alcohol will be served.

HRACH ANTHONY KARAPETYAN, PANORAMA CITY, appellant, stated for the record this is an alcohol free establishment.

Commissioner Yeber requested clarification regarding the hours of operation.

Commissioner Hamaker questioned if there is a designated smoking area.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke in support of staff's recommendation of denial and commented on crime statistics and security issues.

DAVID FENAROT, LOS ANGELES, opposes staff's recommendation of denial of the appeal. He spoke in support of the appellant.

HRACH ANTHONY KARAPETYAN, PANORAMA CITY, appellant, presented the appellants rebuttal. He spoke and detailed the lack of after-hour dining options in the area. He spoke on public safety.

**ACTION:** Close public testimony for Item 9.A. **Motion carried by consensus of the Commission.**

Commissioner Hamaker spoke on current businesses in the area which have been "grandfathered".

**Commissioner Deluccio moved to: 1) partially uphold the Community Development Director's decision; with the following amendments: a) outdoor dining hours shall be extended until 2:00 A.M. daily; and b) no security guard shall be required.**

**Seconded by Commissioner Hamaker.**

**Chair Guardarrama amended the motion to: 1) change the closing hours (inside) until 3:00 A.M. daily.**

Commissioner Hamaker questioned the approval process of [possible] alcohol sales in the future.

**ACTION:** 1) Partially deny the appeal; 2) partially approve the appeal with the following amendments: a) outdoor dining hours shall be extended until 2:00 A.M. daily; b) indoor dining hours shall be extended until 3:00 A.M. daily; and c) no security guard shall be required; 3) Adopt Resolution No. PC 08-810 as amended: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, PARTIALLY DENYING THE APPEAL AND PARTIALLY APPROVING THE APPEAL OF HRACH KARAPETYAN AND CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT 2007-016, TO PERMIT EXTENDED HOURS OF OPERATION BETWEEN 2:00 A.M. AND 3:00 A.M., FOR AN EXISTING RESTAURANT, LOCATED AT 8928 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."; and 4) Close Public Hearing Item 9.A. **Moved by Vice-Chair Altschul, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

**AYES:** Bernstein, D'Amico, DeLuccio, Hamaker, Yeber, Chair Guardarrama.  
**NOES:** Vice-Chair Altschul.  
**ABSENT:** None.  
**RECUSED:** None.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:10 P.M. TO VIEW THE MASSING MODEL AND RECONVENED AT 7:15 P.M.**

**B. 507 N. Orlando Avenue.  
Demolition Permit 2007-032, Development Permit 2007-051, Tentative Tract Map 2008-002:**

Applicant is requesting to demolish two existing single-family dwellings and construct a nine-unit, four-story condominium building, above one level of subterranean parking.

**ACTION:** 1) Continue to Thursday, April 17, 2008. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried as part of the approved agenda.**

**C. 8017-8023 Norton Avenue.  
Demolition Permit 2006-042, Development Permit 2006-057, Tentative Tract Map 2006-026, Negative Declaration:**

Continued from Thursday, December 6, 2007. Jennifer Alkire, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, April 3, 2008.

She stated the applicant is requesting permission to demolish four structures on two lots containing a total of thirteen rental units and to construct a new sixteen-unit condominium structure. The proposed new structure would be four stories above fully subterranean garage containing thirty-two parking spaces for residents and five additional parking spaces for guest parking.

She presented a history of the project property and spoke on unit sizes, parking spaces, massing and scaling, neighborhood compatibility, square-footage, height limits, rear elevations, and on-going code compliance issues.

John Chase, Urban Designer, presented the Design Review Subcommittee report. He spoke regarding changes made to the front façade, massing, scaling, and height limits.

Staff recommends approval.

Commissioner Hamaker disclosed for the record she drove by the site.

Chair Guardarrama opened public testimony for Item 9.C:

RODNEY V. KHAN, GLENDALE, applicant, presented the applicant's report. He detailed the history of the project and spoke on neighborhood compatibility, massing, scaling, setbacks, square-footage, private open space balconies, parking spaces, and the façade color scheme.

LESLIE GERSICOFF, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JAMES WESTMORELAND, WEST HOLLYWOOD, opposes staff's recommendation of approval.

CHARLES FAHROD, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding traffic circulation.

MARC BOCCACCIO, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility, massing and scaling.

DAVID THOMPSON, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood compatibility, massing, scaling, parking and traffic circulation.

ED BUCK, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding massing, affordable housing, code compliance issues and tandem parking.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding preferential parking permits and affordable housing.

RODNEY V. KHAN, GLENDALE, applicant, presented the applicant's rebuttal. He spoke and detailed parking, traffic circulation, architectural style, square-footage and the affordable housing component.

**ACTION:** Close public testimony for Item 9.C. **Motion carried by consensus of the Commission.**

Vice-Chair Altschul commented on the ongoing and unresolved code compliance issues, parking, massing and traffic. He stated this project is not compatible with the neighborhood.

**Vice-Chair Altschul moved to: 1) deny the project without prejudice.**

**Seconded by Commissioner DeLuccio.**

Commissioner Hamaker commented on architectural style and rent control.

Commissioner Yeber commented on the redesign and stated his issues regarding neighborhood compatibility.

Commissioner Bernstein commented on the architectural style and traffic circulation. He stated this project is reasonably compatible with the neighborhood.

Commissioner D'Amico commented on in-fill architecture and stated this project is compatible with the neighborhood.

Chair Guardarrama stated his support for the project.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:50 P.M. TO ALLOW STAFF TO CONVERSE WITH THE APPLICANT REGARDING PERMIT STREAMLING ISSUES AND RECONVENED AT 7:55 P.M.**

Lauren B. Feldman, Acting City Attorney, stated for the record, a ninety (90) day extension has already been granted once for this project. It is highly advisable action needs to be taken on this item tonight.

**ACTION:** 1) Deny the application without prejudice, for the property located at 8017-8023 Norton Avenue, West Hollywood California. **Moved by Vice-Chair Altschul, seconded by Commissioner DeLuccio and fails on a Roll Call Vote:**

**AYES:** DeLuccio, Yeber, Vice-Chair Altschul.

**NOES:** Bernstein, D'Amico, Hamaker, Chair Guardarrama.

**ABSENT:** None.

**RECUSED:** None.

**MOTION FAILS.**

**Chair Guardarrama moved to: 1) approve staff's recommendation of approval.**

**Seconded by Commissioner D'Amico.**

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-794 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2006-042 AND DEVELOPMENT PERMIT 2006-057, FOR THE DEMOLITION OF ALL EXISTING STRUCTURES ON SITE AND THE CONSTRUCTION OF A NEW THIRTEEN-UNIT CONDOMINIUM STRUCTURE, FOR THE PROPERTY LOCATED AT 8017-8023 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 07-795 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2006-026 (MAJOR LAND DIVISION NO. 69825), FOR THE PROPERTY LOCATED AT 8017-8023 NORTON AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.C. **Moved by Chair Guardarrama, seconded by Commissioner D'Amico and passes on a Roll Call Vote:**

**AYES:** Bernstein, D'Amico, Hamaker, Chair Guardarrama.  
**NOES:** DeLuccio, Yeber, Vice-Chair Altschul.  
**ABSENT:** None.  
**RECUSED:** None.

**D. Zone Text Amendment 2008-002 (Solar Panels).**

Amend Title 10 (Zoning Ordinance) of the West Hollywood Municipal Code to allow for greater flexibility in the location and orientation of solar collectors, located city-wide, West Hollywood, California.

**ACTION:** 1) Continue to a date uncertain. **Moved by Commissioner DeLuccio, seconded by Commissioner Yeber and unanimously carried as part of the approved agenda.**

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

**A. Director's Report.**

Susan Healy Keene, Director of Community Development, provided an update regarding construction mitigation on the Pacific Design Center Red Building. She stated comments or complaints should be directed to Robert Kalonian of Afriat Consulting at 323.856.9590.

She commented on the opening of the London West Hollywood and gave an update of the ongoing General Plan activities.

**B. Planning Manager's Update.**

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


**14. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the proceedings of the Community Development Director's Hearings and rent control.

**15. ITEMS FROM COMMISSIONERS. None.**

**16. ADJOURNMENT:** The Planning Commission adjourned at 8:05 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, April 17, 2008 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 17<sup>TH</sup> DAY OF APRIL, 2008.

  
CHAIRPERSON

ATTEST:

  
COMMUNITY DEVELOPMENT DIRECTOR