



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**February 7, 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:** David Ambroz led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: David DeGrazia, Senior Planner, Adrian Gallo, Associate Planner, Francisco Contreras, Associate Planner, John Chase, Urban Designer, John Keho, Planning Manager, Christi Hogin, Assistant City Attorney, and David Gillig, Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, February 7, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. None.**

**6. PUBLIC COMMENT.**

TERI GUSTAFSON, WEST HOLLYWOOD, commented on [implied] inappropriate remarks made by commission members at a former meeting.

**7. ITEMS FROM COMMISSIONERS.**

Commissioner Hamaker apologized for the commission about any implied misconceptions.

**8. CONSENT CALENDAR. None.**

## **9. PUBLIC HEARINGS.**

### **A. 8300 Sunset Boulevard (The Standard Hotel).**

#### **Conditional Use Permit 2007-002:**

Continued from Thursday, November 1, 2007. David DeGrazia, Senior Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, February 7, 2008.

He provided a detailed history of the project, stating the applicant is requesting to extend the hours of alcohol sales, service, and consumption in the outdoor poolside area. The proposed hours would be 9:00 A.M. to 2:00 A.M. daily. The request would not expand or change the area of alcohol sale, service, and consumption at the hotel.

He spoke regarding code compliance cases and neighborhood meetings.

Chair Guardarrama opened public testimony for Item 9.A:

DOMANIC, CHIODI, WEST HOLLYWOOD, applicant's representative, presented the applicant's report. He detailed the history of the requested application, and spoke on neighborhood meetings, hotel stationary regarding printed location issues, deliveries and neighborhood compatibility.

DINO BAGLIONI, LOS ANGELES, Food and Beverage Director, Standard Hotel, continued the applicant's report. He spoke and detailed the delivery schedule, neighborhood and evening outreach to the community.

Vice-Chair Altschul questioned why city staff was not invited to attend the neighborhood meeting. He questioned the ability of the hotel to control guests' actions, affecting the residences.

DINO BAGLIONI, LOS ANGELES, Food and Beverage Director, Standard Hotel, stated the neighborhood meeting fell on a Saturday. He notified Jeffrey Aibel, Code Enforcement Supervisor. He detailed a security plan.

Commissioner DeLuccio questioned the hotels official signage.

Commissioner Hamaker requested clarification of the current hours, and questioned the pool sound wall and air circulation on the pool deck.

BENJAMIN MANDELKER, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

TERI GUSTAFSON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

RICHARD ROTHENBERG, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

DAVID AMBROZ, LOS ANGELES, spoke in support of staff's recommendation of approval.

STAN KIM, WEST HOLLYWOOD, opposes staff's recommendation of approval.

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

JAIMIE KOURT, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding noise issues.

JOHN SCAGGS, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JEFFREY BORNMAN, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding neighborhood noticing, noise issues, loading dock and delivery issues.

DENNIS STRATTON, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

TODD STEADMAN, LOS ANGELES, Executive Director, Sunset Strip Business Association, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding extended hours, code enforcement issues, noise issues, and neighborhood meetings.

ADAM MORRA, WEST HOLLYWOOD, opposes staff's recommendation of approval.

KAREN ZAMBOS, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding noise issues, and loading dock and delivery issues.

DOMANIC, CHIODI, WEST HOLLYWOOD, applicant's representative, presented the applicant's rebuttal. He spoke regarding noise issues, views, the pool deck sound wall, loading dock and delivery issues, and neighborhood noticing. He stated The Standard Hotel has reached out to the neighborhood in good faith.

Commissioner Hamaker questioned the pool deck hours, and when the pool and sound wall were built.

DOMANIC, CHIODI, WEST HOLLYWOOD, applicant's representative, stated the current hours are Sunday, Monday, Tuesday, Wednesday and Thursday, until 10:00 P.M. Friday and Saturday, until 12:00 A.M. (midnight).

He stated they are requesting Friday and Saturday until 1:30 A.M.; Thursday and Sunday until 12:00 A.M. (midnight); and Monday, Tuesday and Wednesday until 10:00 P.M.

Commissioner D'Amico questioned the square-footage, and table and chair floor plan.

Commissioner Yeber requested clarification of the requested hours.

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

Discussion and clarification was given regarding the requested hours.

Chair Guardarrama questioned if there is a six month Director's review.

Commissioner D'Amico spoke on the existing square-footage of the hotel and layout. He stated he would not be comfortable granting the requested extension of hours.

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

**Seconded by Commissioner DeLuccio.**

Chair Guardarrama could not support the motion. He would favor staff's recommendation, with a six month review by the Director of Community Development.

Vice-Chair Altschul could not support staff's recommendation, since there is currently sufficient square-footage available for the sales, service and consumption of alcohol.

Commissioner Yeber stated his concerns regarding hours. He stated the current hours of The Sunset Tower, next door, are until 2:00 A.M. He would like to find a happy medium, where the business can thrive and compete with the neighboring businesses. He stated his concerns with noise and the neighborhood meeting. He could not support the current motion.

**ACTION:** 1) Deny the application without prejudice, for the property located at 8300 Sunset Boulevard, West Hollywood, California; and 2) Close Public Hearing Item 9.A.. **Moved by Vice-Chair Altschul, seconded by Commissioner DeLuccio and fails on a Roll Call Vote:**

**AYES:** Commissioners D'Amico, DeLuccio, Vice-Chair Altschul.

**NOES:** Commissioners Hamaker, Yeber, Chair Guardarrama.

**ABSENT:** None.

**RECUSED:** None.

**MOTION FAILS.**

**Vice-Chair Altschul moved to: 1) approve the application with the following closing time amended to: a) Friday and Saturday until 1:00 A.M.; and b) Sunday through Thursday until 10:00 P.M.**

Chair Guardarrama questioned if a provision is in place for a six-month Director's review.

Staff stated for the record a six-month review by the Director of Community Development, shall be added to the current resolution.

**Chair Guardarrama stated he would like the amended motion to include the six-month review.**

**Vice-Chair Altschul agreed to this amendment.**

Commissioner D'Amico stated for the record that 12:00 A.M. (midnight) is late enough to be on the pool deck.

**Commissioner Hamaker requested an added condition: 1) signage requesting guests' to be considerate and courteous to the surrounding neighborhood.**

**Vice-Chair Altschul agreed to this added condition. He also added: 1) disseminate a 24-hour contact number throughout the neighborhood.**

**Chair Guardarrama agreed to these added conditions.**

Commissioner Yeber reiterated his concerns regarding the hours at The Sunset Tower, and questioned how this commission cannot permit the same hours for this business.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-789 as amended: a) the following hours shall be amended as follows: Friday and Saturday until 1:00 A.M., Sunday through Thursday until 10:00 P.M.; b) a six month review by the Director of Community Development; c) signage shall be posted stating (to the effect), guests shall be considerate of the surrounding neighborhood; and d) disseminate a 24-hour contact number to the neighbors; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY AMENDING CONDITIONAL USE PERMIT 2007-010, TO EXTEND THE HOURS OF ALCOHOL SERVICE, SALES, AND CONSUMPTION FOR THE OUTDOOR POOLSIDE AREA AT THE STANDARD HOTEL, LOCATED AT 8300 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."; and 3) Close Public Hearing Item 9.A..  
**Moved by Vice-Chair Altschul, seconded by Chair Guardarrama and passes on a Roll Call Vote:**

**AYES: Commissioners DeLuccio, Hamaker, Vice-Chair Altschul, Chair Guardarrama.**

**NOES: Commissioners D'Amico, Yeber.**

**ABSENT: None.**

**RECUSED: None.**

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:50 P.M. AND RECONVENED AT 7:55 P.M.**

- B. 1040 N. Spaulding Avenue.  
Demolition Permit 2007-004, Development Permit 2007-004, Modification Permit 2007-012, Tentative Tract Map 2007-003, Negative Declaration:**  
Adrian Gallo, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, February 7, 2008.

He provided a detailed history of the project and stated the applicant is requesting to demolish a single-family residence to construct a four-story, five-unit condominium building with at-grade parking.

A modification has been requested regarding the Zoning Ordinance standard pertaining to the amount of common open space required. He spoke on neighborhood compatibility, shade and view impacts, massing and height, and the construction mitigation plan.

Staff recommends approval.

Commissioner Yeber disclosed for the record, he made a site-visit and spoke to the applicant regarding issues contained in the staff report only.

Commissioner Hamaker disclosed for the record, this project came before the Project Area Committee (PAC).

Chair Guardarrama opened public testimony for Item 9.B:

DAVID WOOD, NEWPORT BEACH, applicant, presented the applicants report. He provided a brief history of the project.

ANDREW ALPER, LOS ANGELES, DesignArc Architects, continued with the applicants report. He spoke and detailed square-footage, at-grade parking, massing, common open space, private open space, the requested modification, landscaping, setbacks, green building features, and building materials.

SAL MAIGRINO, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding parking issues.

MORI MORRISON, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding neighborhood security, parking issues, landscaping, solar panels, water usage, and construction noise.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this issue. She spoke regarding unit size and parking spaces.

DAVID WOOD, NEWPORT BEACH, applicant, presented the applicants rebuttal. He commented on neighborhood meetings, security issues, parking standards, recycling, and construction mitigation issues.

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

Commissioner Hamaker requested clarification regarding ADA requirements.

**Commissioner DeLuccio moved to: 1) approve staff's recommendation for approval.**

**Seconded by Vice-Chair Altschul.**

Commissioner Yeber had concerns regarding the design, stating the close similarity of the project located at 944 N. Stanley Avenue, West Hollywood, California.

Commissioner DeLuccio stated his support for the project and design.

Chair Guardarrama stated his support for the design of the project.

**ACTION:** 1) Approve the application; and 2) Adopt Resolution No. PC 08-804 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION, AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2007-004, DEVELOPMENT PERMIT 2007-004 AND MODIFICATION PERMIT 2007-012, FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE TO CONSTRUCT A FOUR-STORY, FIVE-UNIT CONDOMINIUM PROJECT, FOR THE PROPERTY LOCATED AT 1040 N. SPAULDING AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 08-805 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2007-003 (MAJOR LAND DIVISION NO. 68815), FOR THE PROEPRTY LOCATED AT 1040 N. SPAULDING AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.B. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and passes on a Roll Call Vote:**

**AYES:** Commissioners D'Amico, DeLuccio, Hamaker, Vice-Chair Altschul, Chair Guardarrama.

**NOES:** Commissioner Yeber.

**ABSENT:** None.

**RECUSED:** None.



**C. 944 N. Stanley Drive.  
Demolition Permit 2007-003, Development Permit 2007-003,  
Modification Permit 2007-001, Modification Permit 2007-013,  
Tentative Tract Map 2007-002, Negative Declaration:**

Francisco Contreras, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, February 7, 2008.

He provided a history of the project site and stated the applicant is requesting to demolish a single-family residence to construct a four-story, five-unit condominium building with at-grade parking. Two modifications have been requested to reduce the front yard setback from 22'5" to 21'0" , and to reduce the required common open space area from 500 square feet to 450 square feet.

He detailed the neighborhood meetings, proposed driveway and trash areas, parking plan, and setback modifications.

Staff recommends approval.

Commissioner D'Amico questioned the location of the driveway.

Commissioner Yeber disclosed for the record, he made a site-visit and spoke to the applicant regarding issues contained in the staff report only.

Chair Guardarrama opened public testimony for Item 9.C:

DAVID WOOD, NEWPORT BEACH, applicant, presented the applicants report. He provided a brief history of the project.

ANDREW ALPER, LOS ANGELES, DesignArc Architects, continued with the applicants report. He spoke and detailed the mitigating measures, parking and trip generation, trash enclosure, site lighting, and project similarities.

JELLEN ELZING, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JOAN MARCY, BEVERLY HILLS, opposes staff's recommendation of approval.

S. MICHAEL MARCY, BEVERLY HILLS, opposes staff's recommendation of approval.

STEPHANIE MARCY, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this issue. She spoke regarding unit size and parking spaces.

ANDREW ALPER, LOS ANGELES, DesignArc Architects, continued with the applicant's rebuttal. He spoke on the front yard setback and height requirements.

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

Commissioner Yeber stated his concerns with the scale of the project, and the overall design, stating the similarity in design to the project, located at 1040 N. Spaulding Avenue, West Hollywood, California. He would like to see this item continued to give the applicant the opportunity to make some small modifications to the façade design or building envelope.

**Commissioner Yeber moved to: 1) continue the item.**

**Seconded by Commissioner Altschul.**

John Chase, Urban Designer, presented the Design Review Subcommittee report. He provided an overview regarding identical building design in cities.

Vice-Chair Altschul commented on setbacks, parking spaces, common open space, and height. He supported the continuance.

Discussion was held regarding the possible continuance with the applicant.

Chair Guardarrama stated action can be taken on this item as presented by staff. He cannot support the motion.

Commissioner Hamaker commented on design similarities.

**ACTION:** 1) Continue to Thursday, March 6, 2008, for the property located at 944 Stanley Avenue, West Hollywood, California. **Moved by Commissioner Yeber, seconded by Vice-Chair Altschul and fails on a Roll Call Vote:**

**AYES:** Commissioners Hamaker, Yeber, Vice-Chair Altschul.

**NOES:** Commissioners D'Amico, DeLuccio, Chair Guardarrama.

**ABSENT:** None.

**RECUSED:** None.

**MOTION FAILS.**

**Commissioner DeLuccio moved to: 1) approve staff's recommendation.**

**Seconded by Chair Guardarrama.**

Commissioner D'Amico commented on setbacks and neighborhood compatibility. He supports the project.

**ACTION:** 1) Approve the application; and 2) Adopt Resolution No. PC 08-802 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2007-003, DEVELOPMENT PERMIT 2007-003, MODIFICATION PERMIT 2007-001, MODIFICATION PERMIT 2007-013, FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE TO CONSTRUCT A FIVE-UNIT CONDOMINIUM PROJECT, FOR THE PROPERTY LOCATED AT 944 N. STANLEY AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 08-803 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2007-002 (MAJOR LAND DIVISION NO. 68816), FOR THE PROPERTY LOCATED AT 944 N. STANLEY AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.C.  
**Moved by Commissioner DeLuccio, seconded by Chair Guardarrama and passes on a Roll Call Vote:**

**AYES:** Commissioners D'Amico, DeLuccio, Hamaker, Chair Guardarrama.

**NOES:** Commissioner Yeber, Vice-Chair Altschul.

**ABSENT:** None.

**RECUSED:** None.

**THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:05 P.M. AND RECONVENED AT 9:15 P.M.**

*Commissioner DeLuccio recused himself from the dais; stating his residence is within the 500' radius of the property.*

**D. 8620 Melrose Avenue (Beckley).**

**Creative Sign Permit 2007-008:**

Francisco Contreras, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, February 7, 2008.

He provided a history of the project site and stated the applicant is requesting to install a 95 square-foot sign at a retail establishment known as Beckley. He spoke regarding neighborhood compatibility, and detailed the materials board, and lighting design.

Staff supports the application.

Commissioner Hamaker questioned the “green” material.

Chair Guardarrama opened public testimony for Item 9.D:

JOHN FABROCINI, WOODLAND HILLS, applicant, presented the applicant’s report. He detailed the design elements, materials, lighting, overall building design, and neighborhood compatibility.

SCOTT ELROD, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding sign wattage, size, and neighborhood compatibility.

BOB BRASSEL, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding aesthetic issues, neighborhood impacts and construction mitigation.

JOHN FABROCINI, WOODLAND HILLS, applicant, presented the applicant’s rebuttal. He detailed the overall lighting scheme.

Commissioner Hamaker questioned the fabrication and installation.

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

**Commissioner D’Amico moved to: 1) table the item to July 7, 2010.**

**Seconded by Vice-Chair Altschul. He requested an amendment to the motion: a) continue to 90 or 120 days.**

**Commissioner D’Amico agreed to a continuance of 120 days.**

Christi Hogin, Assistant City Attorney, stated the facts and implications regarding a continuance. She detailed the legalities of due process.

Commissioner Hamaker stated her support for the project and design. She supports the staff report.

**Vice-Chair Altschul amended to motion: 1) continue for 90 days, to May 1, 2008.**

**Commissioner D'Amico agreed to this amendment.**

**ACTION:** 1) Continue to Thursday, May 1, 2008, for the property located at 8620 Melrose Avenue, West Hollywood, California. **Moved by Commissioner D'Amico, seconded by Vice-Chair Altschul and fails on a Roll Call Vote:**

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

**MOTION FAILS.**

**Commissioner Hamaker moved to: 1) approve staff's recommendation of approval.**

**Seconded by Chair Guardarrama.**

**ACTION:** 1) Approve the application; and 2) Adopt Resolution No. PC 08-801 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING CREATIVE SIGN PERMIT 2007-008, FOR THE PROPERTY LOCATED AT 8620 MELROSE AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.D. **Moved by Commissioner Hamaker, seconded by Chair Guardarrama and passes on a Roll Call Vote:**

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

**10. NEW BUSINESS.** None.

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF.**

**A. Director's Report.** None.

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

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission. He stated the General Plan Community Fair will be held on Saturday, February 23, 2008 at West Hollywood Park Auditorium; 9:30 A.M. to 1:00 P.M.

**14. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the General Plan, stated her concerns with the Zoning Ordinance relating to parking spaces and signage.

**15. ITEMS FROM COMMISSIONERS.**

Commissioner Hamaker questioned the status regarding "three parking spaces for three bedrooms".

Staff stated this is an item to be looked into and analyzed in the future.

- 16. ADJOURNMENT:** The Planning Commission adjourned at 9:35 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, February 21, 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 21<sup>ST</sup> DAY OF FEBRUARY, 2008.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR