



PLANNING COMMISSION MINUTES
Regular Meeting
September 18, 2008

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 6:37 P.M.

2. PLEDGE OF ALLEGIANCE: Charlotte Banta led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Francisco Contreras, Senior Planner, Francie Stefan, Senior Planner, Susan Healy Keene, Community Development Director, Lauren B. Feldman, Acting City Attorney and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

1) Continue Item 9.A. (1136-1142 N. La Cienega Boulevard, West Hollywood, California) to Thursday, October 16, 2008; and 2) Continue Item 9.C. (9089 Santa Monica Boulevard – Tri Restaurant, West Hollywood, California) to a date uncertain and legally renote.

ACTION: Approve the Planning Commission Agenda of Thursday, September 18, 2008 as amended. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried.**

5. APPROVAL OF MINUTES.

A. September 4, 2008

ACTION: Approve the Planning Commission Minutes of Thursday, September 4, 2008 as presented. **Moved by Vice Chair DeLuccio, seconded by Commissioner Yeber and unanimously carried.**

6. PUBLIC COMMENT.

TOM DEMILLE, WEST HOLLYWOOD, commented on crime and community involvement.

7. ITEMS FROM COMMISSIONERS.

ACTION: Cancel the Planning Commission meeting of Thursday, October 2, 2008. **Motion carried by consensus of the Commission.**

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

**A. 1136-1142 N. La Cienega Boulevard.
Demolition Permit 2006-038, Development Permit 2006-052, Tentative
Trace Map 2006-020:**

Continued from Thursday, June 5, 2008, Thursday, July 17, 2008 and Thursday, August 21, 2008. Applicant is requesting to demolish two single-family structures and construct a fourteen-unit courtyard condominium project.

Applicant requested a continuance.

ACTION: Continue to Thursday, October 16, 2008. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried as part of the amended agenda.**

Vice-Chair DeLuccio recused himself at this time; due to living within a 500' radius of the property.

**B. 538-540 N. Huntley Drive.
Administrative Permit 2007-019:**

Applicant is requesting to legalize one of two illegal units, and convert the second illegal unit into an addition.

Commissioner Hamaker disclosed for the record she had a conversation with Todd Elliott, applicant's representative, about items contained in the staff report.

Commissioner Bernstein, disclosed for the record he had a conversation with Todd Elliott, applicant's representative, about items contained in the staff report.

Commissioner Yeber disclosed for the record he was contacted by the client and made aware of this item in the calendar year 2003.

Commissioner Guardarrama disclosed for the record he had a conversation with Todd Elliott, applicant's representative, about items contained in the staff report.

Chair Altshcul disclosed for the record he had a conversation with Todd Elliott, applicant's representative, about items contained in the staff report.

Chair Altschul opened public testimony for Item 9.B:

TODD ELLIOTT, LOS ANGELES, applicant's representative requested a continuance to Thursday, November 6, 2008.

LAUREN MEISTER, WEST HOLLYWOOD, stated her support of a continuance.

ACTION: Continue to Thursday, November 6, 2008. **Moved by Commissioner Hamaker, seconded by Commissioner Bernstein and unanimously carried.**

Vice-Chair DeLuccio returned to the dais at this time.

**C. 9089 Santa Monica Boulevard (Tri Restaurant).
Development Permit 2007-007, Minor Conditional Use Permit 2007-002, Minor Parking Use Permit 2007-001:**

Applicant is appealing the Community Development Director's of a request to convert an existing art gallery space to a new restaurant with full alcohol.

Applicant requested a continuance to Thursday, November 20, 2008.

Vice-Chair DeLuccio requested this item to be fully legally re-noticed.

ACTION: Continue to a date uncertain; and 2) legally re-notice. **Moved by Vice-Chair DeLuccio, seconded by Commissioner Guardarrama and unanimously carried as part of the amended agenda.**

**D. City-Wide.
Zone Text Amendment 2008-005:**

Francisco Contreras, Senior Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, September 18, 2008.

He provided a background history and stated the request is to update the definitions that apply to the provisions of Chapter 19.58 (Cultural Heritage Preservation) to include the 2008 R2, R3, R4 Multi-Family Survey Report (2008 Survey Update), and to include the identified properties in the Survey as potential cultural resources.

Commissioner Bernstein questioned the noticing procedures for this hearing.

Commissioner Yeber questioned the designation process.

Commissioner Hamaker questioned the rights of property owners if they choose not to have their properties deemed historical.

Chair Altschul opened public testimony for Item 9.D:

No public speakers.

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

Commissioner Bernstein had concerns there were no property owners to speak regarding this item.

Commissioner Bernstein moved to: 1) have all affected property owners notified of the City Council hearing date.

ACTION: a) all property owners shall be notified of the City Council hearing regarding Zone Text Amendment 2008-005. **Moved by Commissioner Bernstein, seconded by Vice-Chair DeLuccio and unanimously carried.**

Commissioner Bernstein stated his concerns in regards to the lack of notification of property owners.

Commissioner Bernstein moved to: 1) recommend approval to City Council; but 2) change the definition of “Historic Resource Inventory” to exclude the unidentified potential Courtyard Garden Thematic Grouping properties.

Seconded by Chair Altschul.

Commissioner Hamaker requested clarification regarding the survey process.

Staff detailed the designation and nomination process.

Commissioner Yeber requested clarification of the inventory register and thematic groupings.

Commissioner Guardarrama could not support the motion. He stated property owners will be given ample opportunity to dispute any [future] designation or any inclusion in the Garden Thematic Grouping.

ACTION: 1) Adopt Resolution No. PC 08-830 as amended: a) recommend approval to the City Council; b) but exclude from the definition of "Historic Resources Inventory" the unidentified Garden Court Thematic Grouping properties which have not been identified as of September 18, 2008, c) all property owners shall be notified of the City Council hearing date; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY OF WEST HOLLYWOOD CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2008-005, RELATED TO DEFINITIONS THAT APPLY TO THE PROVISIONS OF CHAPTER 19.58 (CULTURAL HERITAGE PRESERVATION), LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA"; and 2) Close Public Hearing Item 9.D. **Moved by Commissioner Bernstein, seconded by Chair Altschul and passes on a Roll Call Vote:**

AYES: Bernstein, Hamaker, Yeber, Vice-Chair DeLuccio, Chair Altschul.

NOES: Guardarrama.

ABSENT: None.

RECUSED: None.

10. **NEW BUSINESS.** None.

11. **UNFINISHED BUSINESS.** None.

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

13. **ITEMS FROM STAFF.**

A. General Plan Update.

Francie Sefan, Senior Planner, provided an update on the activities which took place at the Annual Congress in preparation of the General Plan workshop in November.

B. Director's Report.

Susan Healy Keene, Community Development Director, provided an update on the Pavilion's construction project.

C. Planning Manager's Update.

Susan Healy Keene, Community Development Director, provided an update of upcoming projects tentatively scheduled for Planning Commission.

14. PUBLIC COMMENT.

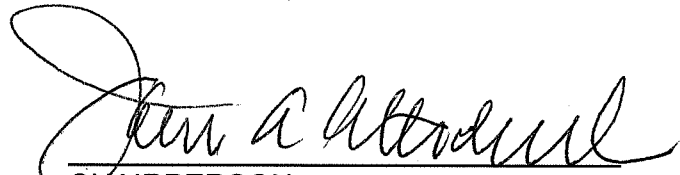
JEANNE DOBRIN, WEST HOLLYWOOD, commented on the Pavilion's construction project.

15. ITEMS FROM COMMISSIONERS.

Commissioner Yeber commented on and encouraged participation in the upcoming California Chapter of the American Planning Association conference in Hollywood, California.

16. ADJOURNMENT: The Planning Commission adjourned 7:25 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, October 16, 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 16TH DAY OF OCTOBER, 2008.


CHAIRPERSON

ATTEST:


COMMUNITY DEVELOPMENT DIRECTOR