



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**May 15, 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 6:31 P.M.

**2. PLEDGE OF ALLEGIANCE:** Jeff Seymour 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: Christopher Corrao, Assistant Planner, Bianca Siegl, Associate 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:**

Continue Item 9.B. - 8822 Cynthia Street (Valadon Hotel) to Thursday, June 5, 2008.

**ACTION:** Approve the Planning Commission Agenda of Thursday, May 15, 2008 as amended. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. May 1, 2008**

**ACTION:** Approve the Planning Commission Minutes of Thursday, May 1, 2008 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried; notating the abstention of Vice-Chair Altschul.**

**6. PUBLIC COMMENT.**

TOM DEMILLE, WEST HOLLYWOOD, commented on the recent California State Supreme Court ruling in favor of gay marriage.

STEFAN ASHKENAZY, WEST HOLLYWOOD, commented on the continuance of 8822 Cynthia Street (Valadon Hotel).

**7. ITEMS FROM COMMISSIONERS.**

Commissioner Bernstein commented on the recent California State Supreme Court ruling in favor of gay marriage.

Commissioner DeLuccio commented on the recent California State Supreme Court ruling in favor of gay marriage.

**8. CONSENT CALENDAR.**

**A. Capital Improvements Program 2008-2013.**

Government Code Section §65401 requires that the City's Planning Commission examine the Capital Improvements Plan (CIP) for consistency with the General Plan. The CIP is a list of the proposed public projects recommended for planning, initiation or construction during the next five fiscal years. A finding of consistency is required for the City Council to be able to adopt the CIP.

**ACTION:** 1) Adopt Resolution No. PC 08-816 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION §65401, FINDING THE WEST HOLLYWOOD CAPITAL IMPROVEMENTS PLAN (CIP) FOR FISCAL YEARS 2008-2013 CONSISTENT WITH THE GENERAL PLAN." **Moved by Vice-Chair Altschul, seconded by Commissioner Bernstein and unanimously carried.**

*Chair Guardarrama recused himself from the dais; due to a financial interest.*

**9. PUBLIC HEARINGS.**

**A. 1200 N. Alta Loma Road (Sunset Marquis Hotel).**

**Administrative Permit 2008-010, Amendment Permit 2007-031:**

Continued from Thursday, April 17, 2008. Christopher Corrao, Assistant Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, May 15, 2008.

He stated the applicant is to amend Conditional Use Permit 94-08 to reconfigure hotel space. The applicant is requesting that previously approved meeting/banquet area be converted to a restaurant with service bar and outdoor dining. The project also proposes that an existing restaurant in the lobby be discontinued, and that an existing exercise facility be converted to a health spa.

He detailed the history of the property and spoke on parking, reconfiguration of current hotel space, restaurant space, exercise facility, health spa, and square-footage.

He notated an error in the staff report regarding the aerial image and stated there was one neighbor who stated their concerns with construction noise.

Staff recommends approval.

Commissioner Hamaker requested clarification of the proposed restaurant location and parking.

Commissioner Yeber requested clarification of boundaries regarding the restaurant and banquet areas, and traffic circulation.

Chair Guardarrama opened public testimony for Item 9.A:

JEFF SEYMOUR, WESTLAKE VILLAGE, applicant's representative, presented the applicant's report. He detailed the history of the property and clarified the parking requirements. He requested an amendment stating a total of 157 parking spaces. He explained if valet parking is utilized and the parking is stacked, there will be in fact a total of 224 parking spaces. He spoke regarding noise and noise mitigation.

ROD GRUENDYKE, BELL CANYON, General Manager, continued the applicant's report. He spoke on valet parking operations, restaurant usage and landscaping.

Commissioner Hamaker questioned if the restaurant is open to the public.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the past history, current management, guest services, questioned the location of the bar and alcohol service hours.

ROD GRUENDYKE, BELL CANYON, General Manager, continued the applicant's rebuttal. He detailed the bar area and hours of operation.

Commissioner Hamaker questioned the parking spaces, traffic circulation, marketing, and ambient music.

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

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

**Seconded by Commissioner D'Amico.**

Commissioner Bernstein disclosed for the record, he made a site-visit and spoke to the applicant's representatives regarding matters contained in the staff report.

Commissioner Yeber disclosed for the record, he made a site-visit.

Commissioner Hamaker stated her concerns with traffic circulation on the residential street. She questioned parking reduction and square-footage.

Commissioner Yeber stated his concerns with traffic circulation on the residential street.

Commissioner DeLuccio questioned the restaurant seating figures.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 08-814 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING ADMINISTRATIVE PERMIT 2008-010 AND AMENDMENT PERMIT 2007-031, FOR THE CONVERSION OF A BANQUET ROOM TO RESTAURANT WITH SERVICE BAR AND OUTDOOR DINING, CONVERSION OF EXERCISE ROOM TO HEALTH SPA WITH TREATMENT ROOMS AND DISCONTINUATION OF EXISTING RESTAURANT SPACE IN A HOTEL (SUNSET MARQUIS HOTEL), FOR THE PROPERTY LOCATED AT 1200 N. ALTA LOMA ROAD, WEST HOLLYWOOD, CALIFORNIA;" and 3) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Commissioner D'Amico and passes on a Roll Call Vote:**

**AYES:** Bernstein, D'Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Altschul.

**NOES:** None.

**ABSENT:** None.

**RECUSED:** Chair Guardarrama.

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

*Chair Guardarrama returned to the dais at this time.*

**B. 8822 Cynthia Street (Valadon Hotel).  
Conditional Use Permit 2008-002:**

Applicant is requesting to modify Conditional Use Permit 98-12, to allow for a full bar for the use of hotel guests and invitees of guests on the top floor and roof deck. The request is for 305 square-feet of indoor bar/lounge and approximately 2,500 square-feet of outdoor bar/lounge use on the roof of the existing hotel.

Applicant requested a continuance.

**ACTION:** Continue to Thursday, June 5, 2008. **Moved by Commissioner DeLuccio, seconded by Vice-Chair Altschul and unanimously carried as part of the amended agenda.**

**C. Zone Text Amendment 2008-002.**

Bianca Siegl, Associate Planner, provided a visual presentation and background information as presented in the staff report dated Thursday, May 15, 2008.

She stated for the record, the Zoning Ordinance amendment regarding solar collectors, has been continued to Thursday, June 19, 2008. She acknowledged this is due to inconsistencies between West Hollywood Municipal Code regulations and recent state laws.

The EVR system consists of an above-ground storage tank, approximately 3' in diameter and 8'-8" high, as well as a 1" galvanized pipe which slopes from the top of the tank to the top of a station's existing vent risers. The vapor processing equipment must be located above grade, more than 50' away from gas pumps and more than 10' away from a building, unless it is protected within in a fire-resistant enclosure. Staff has reviewed the technical requirements of this equipment and identified that some of city's existing facilities may not be able to comply with the State mandate under the existing development standards for service stations. The Vapor Recovery tanks must be located within a limited distance of other existing on-site equipment, and as such have limited potential installation locations. It is likely that installation of the tanks and appurtenant equipment may, for example, result in loss of an existing parking space or need to be located within a required setback. As a result, staff is proposing a minor amendment to Section 19.36.330.C to allow the Director of Community Development to modify a development standard if it is necessary for the proper installation of the vapor recovery tank in an existing facility.

The proposed change to the Zoning Ordinance is as follows:

14. Enhanced Vapor Recovery Phase II Equipment. The development standards set forth in this Section may be modified by the Director as necessary to install aboveground, Enhanced Vapor Recovery Phase II equipment as required by California Air Resources Board Vapor Recovery Advisory No. 359-EVR. The Director may modify a development standard upon sufficient showing by the applicant that the requested modification is necessary properly to install the Vapor Recovery equipment.

In order to accommodate the required equipment and support the reduction of harmful vapors released into the atmosphere, staff proposes the above addition of paragraph 14 to Section 19.36.030.C, allowing the Director to modify a development standard if it is necessary for the proper installation of the vapor recovery tank and appurtenant equipment,

Staff recommends that the Planning Commission recommend approval of these changes to the City Council.

Commissioner Hamaker had concerns regarding the recycling center at the Arco Station located on Santa Monica Boulevard.

For the record, staff stated this would not put the recycling center in any jeopardy due to this amendment.

Chair Guardarrama opened public testimony for Item 9.C:

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke on the location of the Enhanced Vapor Recovery Phase II equipment in regards to the recycling center located at the Arco Station on Santa Monica Boulevard.

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

**Vice-Chair Altschul moved to: 1) approve staff's recommendation of approval to City Council.**

**Seconded by Commissioner DeLuccio.**

**ACTION:** 1) Continue Solar Collectors to Thursday, June 19, 2008; 2) Adopt Resolution No. PC 08-811 as presented: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2008-002, RELATING TO THE INSTALLATION OF ENHANCED VAPOR RECOVERY EQUIPMENT AT SERVICE STATIONS;" and 3) Close Public Hearing Item 9.C. **Moved by Vice-Chair Altschul, seconded by Commissioner DeLuccio and unanimously carried.**

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 on Il Piccolino Restaurant, located at 352 N. Robertson Boulevard, West Hollywood, and Hon Sushi Restaurant, located at 8267 Santa Monica Boulevard, West Hollywood. These items were recently heard at the Director's Hearing on Tuesday, May 13, 2008.

She detailed the items which will be heard at the City Council meeting on Monday, June 2, 2008.

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

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

He stated the next Planning Commission meeting will be held at Plummer Park Community Center, 7377 Santa Monica Boulevard, on Thursday, June 5, 2008.

14. **PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the celebration activities regarding the recent California State Supreme Court ruling in favor of gay marriage. She commended staff members David Gillig and Susan Healy Keene.

15. **ITEMS FROM COMMISSIONERS.**

Commissioner DeLuccio questioned the Christopher Street West festivities.

Chair Guardarrama commented on the recent California State Supreme Court ruling in favor of gay marriage.

16. **ADJOURNMENT:** The Planning Commission adjourned at 7:30 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, June 5, 2008 at 6:30 P.M. at Plummer Park Community Center, Rooms 5 and 6, 7377 Santa Monica Boulevard, West Hollywood, California.  
**Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE PLANNING COMMISSION ON THIS 5<sup>TH</sup> DAY OF JUNE, 2008.

  
CHAIRPERSON

ATTEST:

  
COMMUNITY DEVELOPMENT DIRECTOR