



**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**February 15, 2007**

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

**1. CALL TO ORDER:**

Chair D'Amico called the meeting of the Planning Commission to order at 6:35 P.M.

**2. PLEDGE OF ALLEGIANCE:** David Carlat led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: David DeGrazia, Senior Planner, Terry Blount, Associate Planner, Terri Slimmer, Transportation Manager, John Keho, Planning Manager, Susan Healy Keene, Community Development Director, Michael Jenkins, City Attorney, and Brendan Rome, Acting Commission Secretary.

**4. APPROVAL OF AGENDA:**

**ACTION:** Approve the Planning Commission Agenda of Thursday, February 15, 2007 as presented. **Moved by Commissioner Thompson, seconded by Commissioner DeLuccio and unanimously carried.**

**5. APPROVAL OF MINUTES.**

**A. February 1, 2007**

**ACTION:** Approve the Planning Commission Minutes of Thursday, February 1, 2007 as presented. **Moved by Commissioner Thompson, seconded by Commissioner Hamaker unanimously carried.**

**6. PUBLIC COMMENT.**

HEAVENLY WILSON, WEST HOLLYWOOD commented on the upcoming City election, development and housing. She spoke about her campaign for a seat on the City of West Hollywood City Council.

STEVE MARTIN, WEST HOLLYWOOD commented on public comment opportunities, his concern for the lack of a City newspaper and lack of multiple televised forums for the upcoming election. He commented on developer incentives.

PATRICIA NELL WARREN, WEST HOLLYWOOD commented on Item 9.A. and the city permitting process for new businesses. She spoke about her campaign for a seat on the City of West Hollywood City Council.

JEANNE DOBRIN, WEST HOLLYWOOD commented on the public comment process, the transfer taxes process and the City of Beverly Hills potentially becoming a Charter City.

ED BUCK, WEST HOLLYWOOD commented on Item 9.A., development and campaign contribution. He spoke about his campaign for a seat on the City of West Hollywood City Council.

**7. ITEMS FROM COMMISSIONERS.** None.

**8. CONSENT CALENDAR.** None.

**9. PUBLIC HEARINGS.**

**A. 7237 Santa Monica Boulevard. (Westmed Ambulance Services) Conditional Use Permit 2006-013:** Continued from Thursday, September 7, 2006 and Thursday, November 11, 2006. Applicant is requesting to convert a media production facility to a public service facility (ambulance service).

David DeGrazia, Senior Planner, provided background information as presented in the staff report dated Thursday, February 15, 2007. He reported on a list of suggestions staff received from constituents and the community meeting held. He recommended the Planning Commission incorporate some of the suggestions into the resolution.

Terri Slimmer, Transportation Manager, commented on Santa Monica Boulevard parking space hours, in-lieu fees, a traffic study in the neighborhood and a potential stop sign placement on Hampton Avenue.

Discussion was held regarding traffic flow, noise mitigations and the potential effects of the City's street sweeping program.

Chair D'Amico opened public testimony for Item 9.A.:

KRISTEN LONNER, LOS ANGELES, spoke on behalf of the applicant. She provided background information regarding the Los Angeles County contract they received, the current site, the need for a fixed location and prior meetings with the Public Safety Commission and Transportation Commission. She spoke on the difficulties finding an alternate fixed location and reported on the alternative site matrix including 14 additional potential sites and the results of Westmed's approach to those respective property owners.

Commissioner Altschul requested clarification on the applicant's business name and suggested to staff that it should be addressed in the potential agreement.

CONRAD CORRAL, WEST HOLLYWOOD, CO-CAPTAIN OF THE NEIGHBORHOOD WATCH (nearest to applicant site) commented on the time frame of the probation period, the lack of attendance by neighbors due to frustration with multiple continuations, the need for the a 24-hour hotline, the need for the additional Hampton Avenue stop sign and fiscal responsibilities.

Commissioner Altschul requested clarification on the comments of a needed stop sign.

Commissioner Bartolo commended the neighborhood's willingness to resolve the situation amicably.

Commissioner Thompson requested clarification from staff on staff's recommendation from a three (3) month probation to a six (6) month probation.

ROBERT DURBIN, WEST HOLLYWOOD commented on an 18-unit blighted historical apartment building without parking, speeding drivers, and the patients of a medical marijuana dispensary loitering not being addressed because of this application. He commented on the addresses of supporters who wrote letters, council comments of the applicant's potential relocation and the need for a Hampton Avenue stop sign.

BRUCE ROBERTSON, WEST HOLLYWOOD spoke in support of the item.

JOHN CHASE, WEST HOLLYWOOD spoke in support of the item.

JOHN COWAN, WEST HOLLYWOOD spoke in support of the item.

MICHAEL POLES, WEST HOLLYWOOD spoke of concern of noise and the lack of Commercial Code enforcement.

DAVID GARDNER, WEST HOLLYWOOD spoke of concern with the lack of attendance of neighbors and their frustration with the multiple continuances. He spoke of concerns of lack of adequate and factual information provided to the neighbors.

ANA PODINA, WEST HOLLYWOOD spoke of public safety concerns.

MARVIN GREENHOUSE, WEST HOLLYWOOD stated concerns of noise, wasted City tax dollars looking for alternate sites, how the applicant ended up in the neighborhood without due process and concerns of potential accidents resulting in an additional stop sign.

JENNIFER PODINA, WEST HOLLYWOOD spoke of public safety concerns and the need for an alternate site.

GEORGE PODINA, WEST HOLLYWOOD stated concerns of the continuances and noise issues.

HEAVENLY WILSON, WEST HOLLYWOOD stated concerns of how the applicant currently resides at the site without due process, noise issues, traffic issues and the needs for an alternate location.

ROBERT HAAG, WEST HOLLYWOOD stated concerns of noise issues and lack of quality of life.

JEANNE DOBRIN, WEST HOLLYWOOD stated concerns of the applicant's willingness to follow due process, concerns of fiscal operations with the applicant and the need for an alternate location.

IRIS GOULD, WEST HOLLYWOOD spoke against the continuance and concerns for the applicant's disregard for due process.

KRISTEN LONNER, LOS ANGELES responded to public comments. She stated the applicant had not intentionally broke the law, the applicant's applied for a CUP prior to neighborhood complaints, assured a continued pursuit of a different location and reminded the commission the prior contracted ambulance company did not have a fixed location.

Commissioner Bartolo asked the applicant to address the possibility of switching from ambulance trucks to ambulance vans, asked for clarification on the purchase of the City's Maintenance Yard prefabricated building and for clarification on Greenacre as a boundary for allowance of siren activation.

Commissioner DeLuccio requested clarification on the boundaries of service.

KRISTEN LONNER, LOS ANGELES stated staff may be better to provide information regarding the purchase of the City's Maintenance Yard Prefabricated Building. She stated sirens are only used when necessary and not prior to approaching Greenacre as per the prior resolution (informal agreement). She stated that the applicant is solely contracted as the designated City of West Hollywood ambulance company by the County of Los Angeles and the West Hollywood location does not service surrounding cities. She further clarified that other ambulance companies located both inside and outside the City of West Hollywood may also respond to needs of the emergency services within the City of West Hollywood.

GREG CHIDLEY, COVINA, Westmed, Inc. Director of Operations stated his father started the company 46 years ago and it is a family run business. They operate 21 ambulance stations in 18 cities and were the highest bidder to the County of Los Angeles. He stated the contract with the County states Westmed will operate with "box-type" of ambulances which are 18" wider than vans and stated those vehicles provide more room and better ability to treat patients. If the City requires Westmed to park curbside, they will look into trading out the "box-type" for vans. He stated Westmed has not heard back from City staff regarding the purchase and/or leasing of the City's Maintenance Yard prefabricated building. He stated Westmed was required by the contract with Los Angeles County to be up and running within 60 days, Westmed moved into the location to comply and they are unhappy with the location and continues to look for alternate locations.

Commissioner Hamaker reminded the commission that the City's Maintenance Yard is slated for affordable housing and will break ground within months and not years from this date.

Commissioner Bartolo asked the applicant to consider installing double paned windows in the neighboring apartment buildings as mitigation to the noise issue.

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

Each commissioner disclosed their phone calls, site visits and communications with the Applicant and neighborhood residents.

Commissioner Altschul addressed public comments pertaining to the lengthy process. He reminded attendees that the City of West Hollywood is an Urban City and noise will always be a factor no matter which part of the city one may reside. He stated concerns of balance between public safety needs, noise mitigation and the applicant's prior lack of following due process.

**Commission Altschul moved to 1) execute a three month continuance agreement between the City of West Hollywood and Westmed Ambulance Services, Inc.; with the conditions outlined in staff's presentation excluding the requirement for a stop sign and including the following additional conditions: a) a requirement that the two ambulance vehicles to be parked 24/7 on Santa Monica Boulevard - Westmed will pay for the lost parking meter spaces; b) a requirement that a neighborhood meeting shall be held prior to the May 17th Planning Commission meeting; c) restricting the use of sirens until west of Greenacre; d) a requirement that Westmed will continue to look for alternative locations; e) the exploration of Westmed providing double pained windows for the building across the alley; f) the exploration by the City of mid-block blinking red lights that would be paid for by the applicant; g) allowing the Director to continue the item for another three months; and 3) continue the public hearing to Thursday, May 17, 2007.**

**Seconded by Commissioner Hamaker.**

*After discussion of the process including Chair D'Amico's concern that the issue should be decided upon tonight and not continued, Commissioner Hamaker withdrew her second.*

Michael Jenkins, City Attorney explained the implications of entering into the agreement.

KRISTEN LONNER, LOS ANGELES stated a preference of adopting the resolution and stated the applicant was willing to enter into the agreement.

**Vice-Chair Guardarrama seconded the original motion.**

Additional discussion was held.

Staff requested clarification on the continuance agreement.

Commissioner Altschul directed staff to investigate the possibility of blinking red lights mid-block on Santa Monica Boulevard that the applicant could activate.

**ACTION:** 1) Execute a continuance agreement between the City of West Hollywood and Westmed Inc. and 2) continue the public hearing to Thursday, May 17, 2007. **Moved by Commissioner Altschul, seconded by Vice-Chair Guardarrama and passes on a Roll Call Vote:**

**AYES:** Commissioners Altschul, Bartolo, DeLuccio, Vice-Chair Guardarrama.  
**NOES:** Commissioners Hamaker, Thompson, Chair D'Amico.  
**ABSENT:** None.

**THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 8:45 P.M. AND RECONVENED AT 9:00 P.M.**

**B. Green Building Standards.**

**General Plan Amendment 2007-001, Zone Text Amendment 2007-001:** Amendments to the General Plan and the Zoning Ordinance relating to Green Building requirements for private development.

**ACTION:** 1) Continue to Thursday, March 15, 2007. **Motion carried by consensus of the Commission.**

**C. Chain Link-Fencing.**

**Zone Text Amendment 2007-002:** Amendment to the City of West Hollywood Zoning Ordinance requirements pertaining to vacant, abandoned, and undeveloped properties and chain-link fencing.

Terry Blount, Associate Planner, provided background information as presented in the staff report dated Thursday, February 15, 2007.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-717 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2007-002 AMENDING THE MUNICIPAL CODE AND ZONING ORDINANCE REQUIREMENTS PERTAINING TO VACANT, ABANDONED, AND UNDEVELOPED PROPERTIES AND CHAIN-LINK FENCING, LOCATED CITY-WIDE, WEST HOLLYWOOD, CALIFORNIA"; and 3) Close Public Hearing Item 9.C. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes unanimously.**

**AYES:** Commissioners Altschul, Bartolo, DeLuccio, Hamaker, Thompson, Vice-Chair Guardarrama, Chair D'Amico.  
**NOES:** None.  
**ABSENT:** None.

**10. NEW BUSINESS.**

**A. Official Zone Text Interpretation.**

An interpretation of the Zoning Ordinance as to whether a conditional use permit for on-site sale and alcohol can be applied for and issued to a health club.

**ACTION:** 1) Continue to Thursday, March 1, 2007. **Motion carried by consensus of the Commission.**

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF.**

**A. Director's Report.**

Susan Healy Keene, Director of Community Development, updated the commission on the upcoming Planner's Institute in San Diego on March 21-23, 2007.

**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 her history with, her knowledge of and experiences within the City of West Hollywood governing body.

**15. ITEMS FROM COMMISSIONERS.**

Commissioner DeLuccio spoke of his appreciation for Jeanne Dobrin.

Commissioner Bartolo spoke of her appreciation for Jeanne Dobrin.

Commissioner Hamaker spoke of her appreciation for Jeanne Dobrin.

Commissioner Thompson asked staff look into the policy of Ambulance CUP processes and reminded Jeanne to be proud of her accomplishments and participation and reminded her to allow others to participate as well.

**16. ADJOURNMENT:** The Planning Commission adjourned at 9:15 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, March 1, 2007 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 1<sup>ST</sup> DAY OF  
MARCH, 2007.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR