



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

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 6:34 P.M.

**2. PLEDGE OF ALLEGIANCE:** Ryan Leaderman led the Pledge of Allegiance.

**3. ROLL CALL:**

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

Commissioners Absent: None.

Staff Present: Jory Phillips, Senior Planner, Jennifer Noel, Associate Planner, Francisco Contreras, Associate Planner, John Chase, Urban Designer, Susan Healy Keen, Community Development Director, 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, November 15, 2007 as presented. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**5. APPROVAL OF MINUTES.**

Page 17 of 53: Last paragraph of Commissioner Bartolo's verbatim statement; the word "woonerf" shall replace [first] (INAUDIBLE).

**A. November 1, 2007**

**ACTION:** Approve the Planning Commission Minutes of Thursday, November 1, 2007 as amended. **Moved by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

**6. PUBLIC COMMENT.**

JEANNE DOBRIN, WEST HOLLYWOOD, commented on building mass, building inspections and plan checks.

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

**8. CONSENT CALENDAR.** None.

## 9. PUBLIC HEARINGS.

### A. 8950 Sunset Boulevard (James Hotel). Minor Conditional Use Permit 2005-016, Minor Conditional Use Permit 2005-017:

Jory Phillips, Senior Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, November 15, 2007.

He stated the applicant is requesting to amend the minor conditional use permit to modify the location of the restaurants, lounges, and outdoor dining areas. He detailed the indoor and outdoor dining area, lounge area locations, noise study, and hours of operation.

Staff recommends approval of the amendments and believes the proposed configuration of restaurants and lounges will not have impacts beyond that anticipated, and mitigated, for the original James Hotel or Hotel Astra approvals.

Commissioner Hamaker requested the definition of "lounge area".

Commissioner DeLuccio disclosed for the record he met with Steven Afriat, of Afriat Consulting.

Commissioner Altschul disclosed for the record he spoke with Steven Afriat, of Afriat Consulting.

Commissioner Yeber disclosed for the record he spoke with a representative of the applicant.

Vice-Chair Bartolo disclosed for the record she spoke with Steven Afriat, of Afriat Consulting.

Chair Guardarrama disclosed for the record he spoke with Steven Afriat, of Afriat Consulting.

Chair Guardarrama opened public testimony for Item 9.A:

JAMES ARNONE, MALIBU, representative, presented the applicant's report. He detailed the history and background of the project and spoke on net reduction of square-footage, outdoor dining, lounge areas, plan check, construction timelines and economic impacts.

He pointed out and clarified the contradictory conditions regarding Section 4.3) and Section 6.8), in respect to amplified sound and music. He requested Section 4.3.) deleted from draft Resolution No. PC 07-793.

JIM KAZAKOS, WEST HOLLYWOOD, has concerns regarding this item. He spoke regarding traffic circulation, construction and residential privacy.

HARRIET SEGAL, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding special events, outdoor dining and restaurant locations, height limits, noise and views.

SHARON SANDON, LOS ANGELES, President / CEO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JOAN HENEHAN, LOS ANGELES, CFO, West Hollywood Chamber of Commerce, spoke in support of staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding the definition of "lounge", amplified sound and economic impacts. She requested Section 6.8) removed from draft Resolution No. PC 07-793.

JAMES ARNONE, MALIBU, representative, presented the applicant's rebuttal. He spoke on total occupancy tax prediction, heights limits, lounge and restaurant space, noise impacts and low level amplified sound. He reiterated the request of deleting Section 4.3) of draft Resolution No. PC 07-793.

Commissioner Hamaker requested the layout of the lounge area.

**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 Chair Guardarrama with the following amendment; a) the following shall be added to Section 4.3) "*except as provided for in Section 6.8), there shall be...*"**

**Commissioner DeLuccio agreed to this added amendment.**

Commissioner Hamaker had concerns regarding amplified sound in the outdoor pool area.

Commissioner D'Amico spoke regarding noise and ambient noise.

**Commissioner Altschul requested an added amendment to the motion: a) there shall be a six-month review of noise impacts by the Director of Community Development, after issuance of Certificate of Occupancy.**

**Chair Guardarrama agreed to this requested amendment.**

**Commissioner DeLuccio agreed to this requested amendment.**

Vice-Chair Bartolo commented on amplified music and the potential intrusive levels of background and conversational levels. She stated her support of the motion.

Commissioner Yeber stated his support of the motion.

**John Keho, Planning Manager, stated for the record: a) Section 3.4) of draft Resolution No. PC 07-793 shall be modified to include the amendments regarding amplified noise.**

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-793 as amended: a) the following shall be added to Section 4.3) *“except as provided for in Section 6.8), there shall be...”*; b) six-month review of noise impacts by the Director of Community Development, after issuance of Certificate of Occupancy; and c) modify Section 3.4) regarding amplified noise; **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT 2007-012 AND MINOR CONDITIONAL USE PERMIT 2007-013, WHICH AMENDS MINOR CONDITIONAL USE PERMIT 2005-016 AND MINOR CONDITIONAL USE PERMIT 2005-017, FOR THE JAMES HOTEL, FOR THE PROPERTY LOCATED AT 8950 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA”**; and 3) Close Public Hearing Item 9.A. **Moved by Commissioner DeLuccio, seconded by Chair Guardarrama and passes on a Roll Call Vote:**

**AYES:** Commissioners Altschul, D’Amico, DeLuccio, Hamaker, Yeber, Vice-Chair Bartolo, Chair Guardarrama.

**NOES:** None.

**ABSENT:** None.

**RECUSED:** None.

**THE COMMISSION TOOK A FIVE (5) MINUTE RECESS AT 7:15 P.M. AND RECONVENED AT 7:20 P.M.**

**B. 1020 N. San Vicente Boulevard (London West Hollywood).  
Conditional Use Permit 20076-012:**

Francisco Contreras, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, November 15, 2007.

He stated the applicant is requesting to modify conditional use permit for the conversion of an approved dual restaurant/bar into a full-time bar. The request would not change the hours of operation or expand the area of alcohol sales, service, and consumption at the hotel as no new floor area is being proposed. He detailed the parking valet operations plan, code compliance issues, crime statistics and residential impacts.

Staff recommends approval of the conversion of the restaurant/bar, into a full-time bar.

Commissioner D'Amico questioned the traffic mitigation plan.

Commissioner Yeber questioned the mitigated impacts and number of new vehicles which would be exiting onto Larrabee Street.

Commissioner DeLuccio disclosed for the record he had a conversation with Ryan Leaderman.

Chair Guardarrama disclosed for the record he had a conversation with Ryan Leaderman.

Chair Guardarrama opened public testimony for Item 9.B:

BYRON BLOUNT, SAN CLEMENTE, representative, presented the applicant's report. He detailed the history of the property, project and past approvals. He spoke regarding the valet parking plan, de-intensification of use, and change of hours of the hotel bar.

Commissioner Altschul questioned the queuing. He asked if the applicant would have any issues with a condition stated: "there shall be no queuing, either inside or outside the hotel".

BYRON BLOUNT, representative, stated that should be acceptable.

Commissioner Hamaker questioned the location of the hotel doorman, in terms of the required accurate count of patrons inside the nightclub bar.

RYAN LEADERMAN, LOS ANGELES, representative, continued the applicant's report. He detailed the requested amendments to draft Resolution No. PC 07-734; Sections 13.1), 13.2), 13.3), 13.4) and 13.5), and the requested modifications to Conditions of Approval; Section 1.6) and Section 2.5). He spoke on the traffic mitigation plan.

NICK SHAFFER, WEST HOLLYWOOD, opposes staff's recommendation of approval.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She spoke regarding security, liquor licenses, hours of operation, and parking.

HARRIET SEGAL, WEST HOLLYWOOD, opposes staff's recommendation of approval.

BYRON BLOUNT, SAN CLEMENTE, representative, presented the applicant's rebuttal. He spoke regarding parking, hours of operation, liquor license and issues of hotel construction and trespassing.

RYAN LEADERMAN, LOS ANGELES, representative, continued the applicant's rebuttal. He spoke regarding hotel usage and valet parking.

Commissioner D'Amico questioned the different type of liquor licenses and if proper signage is currently posted on-site, regarding safety and construction.

CHRIS BARGER, BEVERLY HILLS, general contractor, stated proper signage is posted.

Commissioner Hamaker questioned the location of the bar/lounge.

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

**Commissioner Altschul moved to: 1) deny the application for approval.**

**Seconded by Commissioner D'Amico.**

Commissioner Hamaker had concerns regarding street parking on Larrabee Street.

Vice-Chair Bartolo stated there should be some type of parking validation specific to the different hotel uses for certain specific hours, which should not extend to overnight guests. She stated she would like to see an investigation by the Department of Transportation, some form of limited parking standards on city street(s) addressed. She commented on various economic impacts.

**ACTION:** 1) Deny the application without prejudice, 2) bring back a Resolution of denial, for the property located at 1020 N. San Vicente Boulevard, West Hollywood, California; and 3) Close Public Hearing Item 9.B. **Moved by Commissioner Altschul, seconded by Commissioner D'Amico and fails on a Roll Call Vote:**

**AYES:** Commissioners Altschul, D'Amico, DeLuccio.

**NOES:** Commissioners Hamaker, Yeber, Vice-Chair Bartolo, Chair Guardarrama.

**ABSENT:** None.

**RECUSED:** None.

**MOTION FAILS.**

Chair Guardarrama moved to: 1) approve staff's recommendation of approval, with a six-month review.

**Seconded by Commissioner Hamaker.**

**Commissioner Altschul requested an addition to the motion: a) no external or internal queuing (people) shall take place.**

**Commissioner Hamaker agreed to this amendment.**

Commissioner D'Amico requested clarification and definition of lounge, bar and nightclub. He had concerns regarding the possible transformation into a nightclub. He could not support the motion.

**Chair Guardarrama added to the motion: a) an update shall be returned to the Planning Commission in six-months.**

**Commissioner Hamaker agreed to this amendment.**

**Commissioner Bartolo requested an addition to the amendment: a) the Transportation Department shall work with the owners, in conjunction with the residents on Larrabee Street, to make a recommendation on potential validation timelines for the hotel.**

**Chair Guardarrama did not agree with the requested amendment.**

**Commissioner Hamaker did not agree with the requested amendment.**

Discussion was held regarding valet parking, queuing, parking standards and alternatives.

**Chair Guardarrama: 1) WITHDREW THE MOTION.**

**Commissioner Altschul moved to: 1) continue to Thursday, February 21, 2008; and stated a) staff and applicant shall work together to examine the transportation issues, the need (if any) for peak period free valet parking.**

**Seconded by Vice-Chair Bartolo.**

**Commissioner D'Amico requested an addition to the motion: a) staff shall present a report why traffic cannot exit onto San Vicente Boulevard.**

**Commissioner Altschul agreed to this amendment with the following added language: a) *"to the extent possible"*.**

**ACTION:** 1) staff and applicant shall work together to examine the transportation issues, the need (if any) for peak period free valet parking; 2) to the extent possible, staff shall present a report why traffic cannot exit onto San Vicente Boulevard; and 3) continue to Thursday, February 21, 2008. **Moved by Commissioner Altschul, seconded by Vice-Chair Bartolo and passes on a Roll Call Vote:**

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

**NOES:** None.

**ABSENT:** None.

**RECUSED:** None.

**THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 8:15 P.M. AND RECONVENED AT 8:30 P.M.**



**C. 1345 N. Havenhurst Drive.  
Demolition Permit 2007-013, Development Permit 2007-018, Variance Permit 2007-006, Tentative Trace Map 2007-009, Negative Declaration:**

Francisco Contreras, Associate Planner, provided a graphic presentation and background information as presented in the staff report dated Thursday, November 15, 2007.

He stated the applicant is requesting to demolish a ten-unit apartment complex to construct a four-story, sixteen unit condominium building with subterranean parking. A variance has been requested to reduce the rear yard setback from 15'0" to 10'8".

He detailed the neighborhood meeting, parking, massing, unit size, front-yard and rear-yard setback, upper-story setbacks, requested variance, exemplary design standards, public park,

John Chase, Urban Designer, presented the Design Review Subcommittee report. He detailed the materials, massing and neighborhood compatibility.

Staff recommends approval.

Commissioner Altschul questioned the property-specific circumstances associated with the variance request.

Commissioner Yeber questioned the location and possible re-location of the fire hydrant.

Commissioner Altschul disclosed for the record he had a discussion with the applicant.

Commissioner Yeber disclosed for the record he made a site visit and had a conversation with the applicant.

Commissioner Hamaker disclosed for the record she made a site visit and had a conversation with the applicant, regarding the renter's currently residing in the building.

Chair Guardarrama disclosed for the record he made a site visit and had a conversation with the applicant.

Chair Guardarrama opened public testimony for Item 9.C:

STEPHEN KANNER, LOS ANGELES, architect, presented the applicant's report. He detailed the history of the project and spoke regarding neighborhood compatibility, the pocket park, setbacks, property lines, landscaping, massing, materials, design features, and unit configurations.

ARNIUE SMITH, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

MIKE WAEGHE, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

LISA ARDEN, WEST HOLLYWOOD, spoke in support of staff's recommendation of approval.

EBON ALABASTUR, WEST HOLLYWOOD, opposes staff's recommendation of approval.

ROB COHEN, WEST HOLLYWOOD, has concerns regarding this item. He commented on street lighting, construction and safety issues.

CHRISTINE ROTH, WEST HOLLYWOOD, has concerns regarding this item. She commented on street lighting and safety issues.

DALIA SHERRY, WEST HOLLYWOOD, has concerns regarding this item. She commented on parking, landscaping, homeless issues, street lighting and safety issues.

MARNE CARMEAN, WEST HOLLYWOOD, has concerns regarding this item. She commented on noise and air pollution.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on parking, lighting and setbacks.

STEPHEN KANNER, LOS ANGELES, architect, presented the applicant's rebuttal. He confirmed there are thirty-six (36) parking spaces, and spoke on building height and landscaping.

Commissioner Hamaker questioned the unit layout(s).

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

Vice-Chair Bartolo commented on the public planning process. She remarked on the fire hydrant and suggested the Planning Department converse with Los Angeles County Fire Department. She spoke regarding street lighting.

**Vice-Bartolo moved to: 1) approve staff's recommendation of approval.**

**Seconded by Commissioner Altschul.**

Commissioner Hamaker suggested the "dark areas" of the construction site shall be lit at night, during construction. She suggested city and staff work with Southern California Edison to work on the street lighting issues. She stated her support of the project and variance.

**John Keho, Planning Manager stated a condition can be added: a) city staff shall work with Southern California Edison to provide additional lighting and/or avoid having a loss of street lighting.**

Commissioner Yeber stated his concerns regarding the fire hydrant. He would like to see parking maximized on that street. He commented on the street lighting. He stated the project is well designed.

Commissioner DeLuccio stated this is an outstanding project and confirmed his support of the project.

Chair Guardarrama commented on the parking restrictions.

Commissioner Hamaker reiterated to the developer her concern regarding the neighbors and construction debris.

Vice-Chair Bartolo spoke on construction mitigation measures.

**ACTION:** 1) Approve the application; 2) Adopt Resolution No. PC 07-771 as amended: a) "dark areas" of the construction site shall be lit at night, during construction; b) city staff shall work with Southern California Edison to provide additional lighting and/or avoid having a loss of street lighting; "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING DEMOLITION PERMIT 2007-013, DEVELOPMENT PERMIT 2007-018 AND VARIANCE PERMIT 2007-006, FOR THE DEMOLITION OF A TEN-UNIT APARTMENT COMPLEX TO CONSTRUCT A FOUR-STORY, SIXTEEN-UNIT CONDOMINIUM PROJECT WITH SUBTERRANEAN PARKING; 3) Adopt Resolution No. PC 07-772 as presented A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2007-009 (MINOR LAND DIVISION NO. 69202), FOR THE PROPERTY LOCATED AT 1345 N. HAVENHURST DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 4) Close Public Hearing Item 9.C. **Moved by Vice-Chair Bartolo, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

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

**10. NEW BUSINESS.**

**A. Re-Appointment to Long-Range Planning Projects Subcommittee.**

**ACTION:** 1) Officially remove Kate Bartolo from the Planning Commission Long-Range Planning Projects Subcommittee; and 2) officially appoint Marc Yeber to the Planning Commission Long-Range Planning Projects Subcommittee, for a term ending July 31, 2008. **Moved by Chair Guardarrama and unanimously carried.**

**11. UNFINISHED BUSINESS.** None.

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

**13. ITEMS FROM STAFF.**

**Director's Report.**

Susan Healy Keene, Director of Community Development, clarified the number of Building Inspectors and Plan Checkers currently on staff in the City of West Hollywood.

**Planning Manager's Update.**

John Keho, Planning Manager, provided an update of upcoming projects tentatively scheduled for Planning Commission. He suggested an additional meeting in January, 2008, which shall be agendaized on the next agenda.

**14. PUBLIC COMMENT.**

NICK SHAFFER, WEST HOLLYWOOD, commented on permit parking and neighborhood safety concerns.

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

**16. ADJOURNMENT:** The Planning Commission adjourned at 9:40 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, December 6, 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 6<sup>TH</sup> DAY OF  
DECEMBER, 2007.

  
CHAIRPERSON

ATTEST:

  
COMMUNITY DEVELOPMENT DIRECTOR

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