



PLANNING COMMISSION MINUTES
Regular Meeting
April 21, 2005

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 6:40 P.M.

2. PLEDGE OF ALLEGIANCE: Jim Arnone led the Pledge of Allegiance.

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Jennifer Noel, Contract Planner, Rachel Heiligman, Assistant Planner, David DeGrazia, Associate Planner, Steven Lewis, Staff Attorney, C.J. Amstrup, Acting Planning Manager, Christi Hogin, Assistant City Attorney and David Gillig, Commission Secretary.

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, April 21, 2005 as presented. **Motion by Commissioner DeLuccio and unanimously carried.**

5. APPROVAL OF MINUTES.

ACTION: Approve the Planning Commission Minutes of Thursday, April 7, 2005 as presented. **Motion by Commissioner DeLuccio, seconded by Vice-Chair Thompson and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS.

Commissioner D'Amico announced there is a community meeting on Tuesday, May 3, 2005; 8:00 P.M. at Le Sofitel Hotel, regarding the addition of 240 units of housing at the Beverly Connection site, on Beverly Boulevard. To R.S.V.P., please call (323) 655-4660.

ACTION: Cancel the Planning Commission meeting of Thursday, May 5, 2005. **Motion carried by consensus of the Commission.**

8. CONSENT CALENDAR.

A. 8300 Sunset Boulevard.

Administrative Permit 2005-011, Conditional Use Permit 2004-010.

On Thursday, April 7, 2005, the Planning Commission voted to approve the project with additional conditions, and directed staff to bring back a resolution approving a request to convert a portion of the existing restaurant area into a nightclub with outdoor smoking area, legalize the accessory live DJ music in the lobby, and extend the hours of alcohol service for the outdoor poolside area. (The Standard Hotel)

ACTION: 1) Adopt Resolution No. PC 05-592 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING CONDITIONAL USE PERMIT 2004-010 AND ADMINISTRATIVE PERMIT 2005-011 TO CONVERT A PORTION OF EXISTING RESTAURANT AREA TO A NIGHTCLUB WITH OUTDOOR SMOKING AREA, LEGALIZE ACCESSORY LIVE DJ MUSIC IN LOBBY, AND EXTEND HOURS OF ALCOHOL SERVICE, SALES, AND CONSUMPTION FOR OUTDOOR POOLSIDE AREA AT THE STANDARD HOTEL, LOCATED AT 8300 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner Guardarrama, seconded by Commissioner D'Amico and passes on a previous Roll Call Vote:**

AYES: Commissioners Bartolo, D'Amico, Guardarrama, Vice-Chair Thompson, Chair Altschul.

NOES: Commissioners DeLuccio, Hamaker.

ABSENT: None.

9. PUBLIC HEARINGS.

A. 8240 Sunset Boulevard (Sunset Beach).

Minor Conditional Use Permit 2004-010.

Continued from Thursday, April 7, 2005. C.J. Amstrup, Acting Planning Manager presented the staff report. He presented a brief site history of the property and project proposal. He detailed the north outdoor dining area, the south outdoor dining area, the first floor fine dining area, the second floor lounge dining area and the second floor fine dining area. He stated the proposed restaurant includes 776 square feet of outdoor dining and the additional space would require an additional seven parking stalls.

He also described and detailed the following; 1) the menu; 2) valet/parking plan; 3) security plan; 4) crime statistics; 5) floor plans/seating; 6) neighborhood impacts; 7) hours of operation for lunch, dinner and brunch; and 8) parking.

Chair Altschul disclosed for the record he received a container with samples of food and a beach towel. He also met with the applicant, Mr. Todd Elliott.

Commissioner Guardarrama disclosed for the record he received a container with samples of food and a beach towel. He also met with the applicant, Mr. Todd Elliott as well as Mr. Castro and an associate.

Commissioner Bartolo disclosed for the record she received a container with samples of food and a beach towel. She also met with James Castro. She further stated a colleague, within her current company, is a limited partner on this project. She has had no conversations with this person.

Commissioner DeLuccio disclosed for the record he received a container with samples of food and a beach towel.

Commissioner Hamaker disclosed for the record she received a container with samples of food and a beach towel. She also met with Mr. James Castro.

Commissioner D'Amico disclosed for the record he received a container with samples of food and a beach towel. He met with Mr. James Castro, an associate and Mr. Norman Chramroff.

THE COMMISSION TOOK A THREE (3) MINUTE RECESS AT 6:50 PM TO VIEW THE DISPLAY BOARDS OF THE PROJECT AND RECONVENED AT 6:53 P.M.

Chair Altschul opened public testimony for Item 9.A.:

TODD ELLIOTT, LOS ANGELES, representing the applicant, he presented the applicant's report. He presented a history of the past uses of the property and detailed the current project and property. He spoke on the restaurant use and detailed the seating plan; stating he does not concur with staff's analyses (page 4 of the staff report) that 50% of the proposed space is to be lounge seating.

He recommended an amendment to the Conditions of Section(s) 11.14 and 11.15 of the draft resolution; stating that alcohol can only be offered along with food service.

He commented on the hours of operation and indicated staff's recommendation of a 10:00 P.M. closing could not be justified. He suggested a voluntary condition; that this permit would have a life of one year, (18 months, 24 months, whatever is unanimously decided). He also commented on the requested hours of closing between 2:30 P.M. and 5:30 P.M. on Saturday, Sunday, weekends and holidays. He urged the Commission to amend this.

Chair Altschul questioned the applicant about the lessee's and sub-lessee's of the space.

Commissioner DeLuccio questioned the applicant about previous revocations on the property and the proposed hours of operation on the weekend.

TODD ELLIOTT, LOS ANGELES, representing the applicant, stated they are proposing the hours of 9:30 A.M. to 5:30 P.M. for breakfast and lunch service, and reiterated they are requesting to stay open between the hours of 2:30 P.M. and 5:30 P.M. during the weekends.

Commissioner Hamaker questioned the applicant about the time lines of seating patrons for food service.

Commissioner Bartolo questioned the applicant for details regarding the outdoor seating and dining area.

Commissioner DeLuccio questioned the applicant regarding the location of the outdoor dining area.

Commissioner Bartolo questioned the applicant regarding the valet parking plan, business plan, and the proposed education and training arrangement with alcoholic mixed drinks.

DAN SILVER, WEST HOLLYWOOD, spoke in support of staff's recommendation.

NORMAN CHRAMOFF, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the crime statistics for the neighborhood, the hours of operation and the sales, service and consumption of alcohol.

SCOTT SCHMIDT, WEST HOLLYWOOD, spoke in support of staff's recommendation.

FRITZ HOELSCHER, WEST HOLLYWOOD, has concerns regarding this item. He commented on noise and past security problems in the neighborhood.

TODD ELLIOTT, LOS ANGELES, representing the applicant, presented the applicants rebuttal. He volunteered to post "no happy hour" signage. He stated his opposition with the City Attorney regarding the time line of the permit and urged the Commission to reconsider. He suggested the applicant would take reasonable steps the City of West Hollywood would require to mitigate any type of sound and/or noise issues.

Commissioner Bartollo questioned the parking configuration, the seating capacity and outdoor dining area, and service regarding standing room only patrons.

Commissioner Hamaker questioned if the previous owners are still involved in the operations of the property.

Todd Elliott, Los Angeles, representing the applicant, stated the previous owners have no financial interest in this property.

Discussion was held pertaining to acoustical music, hours of operation and noise mitigation with the applicant.

DAN SMITH, SANTA MONICA, Lieutenant of the West Hollywood Sheriff's Department, commented on the history and public safety issues of the past establishments located at this location.

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

Commissioner D'Amico motioned to: 1) approve staff's recommendation; and 2) extend the hours of operation to 12:30 A.M. on the weekends, and 11:00 P.M. during the week; at which time they would stop selling food. Seconded by Commissioner DeLuccio.

Commissioner DeLuccio added to the motion: **1) work with staff on sound barrier mitigation; and 2) additional signage regarding "happy hours".**

Chair Altschul added to the motion: **1) sales, service and consumption of alcohol shall cease at 11:00 P.M. weekdays and 12:00 A.M. on weekends; 2) food service shall be allowed until 11:30 P.M. weekdays, and 12:30 A.M. weekends; 3) applicant shall supply weekend security from 10:00 P.M. to one hour after closing; and 4) there shall be a three and six month review.**

Commissioner DeLuccio did not agree to a three month review. He did agree to a: **1) six month review by the Planning Commission; at which time the hours of operation can be reviewed.**

Commissioner Hamaker added to the motion: **1) shall be opened consecutively on Saturday and Sunday for brunch.**

Chair Altschul confirmed the motion on the floor: **1) outside dining patio shall stop sales, service and consumption of alcohol and food at 10:00 P.M. weekdays (Sunday through Thursday), and 11:00 P.M. weekends (Friday and Saturday).**

Discussion was held regarding the hours of sales, service and consumption of food and alcohol.

Commissioner Bartolo commented on occupancy and seating capacity, ambient music and decibel levels.

Discussion was held regarding occupancy.

Chair Altschul confirmed the modifications: **1) Occupancy shall not exceed 250 (or Los Angeles County Fire Department occupancy; whichever is less); and 2) ratio of 76% dining and 24% lounge.**

Commissioner Guardarrama commented on the past operators and operations.

Chair Altschul reiterated for the record: **1) sales, service and consumption of alcohol shall cease at 11:30 P.M. weekdays (Sunday through Thursday), 12:30 A.M. weekends (Friday and Saturday), plus one hour additional for food service.**

Commissioner DeLuccio reiterated for the record: **1) sound barrier mitigation shall be approved by staff.**

ACTION: 1) Adopt Resolution No. PC 05-600 as amended: **a) sales, service and consumption of alcohol shall cease at 11:30 P.M. weekdays (Sunday through Thursday), and 12:30 A.M. weekends (Friday and Saturday); b) food service shall cease one hour later: 12:30 P.M. weekdays (Sunday through Thursday), and 1:30 A.M. weekends (Friday and Saturday); c) outside dining patio shall stop sales, service and consumption of alcohol and food at 10:00 P.M. weekdays (Sunday through Thursday), and 11:00 P.M. weekends (Friday and Saturday); d) shall be opened consecutively on Saturday and Sunday for brunch; e) occupancy shall not exceed 250 (or Los Angeles County Fire Department occupancy; whichever is less); f) ratio of 76% dining and 24% lounge; g) applicant shall supply weekend security (Friday and Saturday) from 10:00 P.M. until one hour after closing; h) signage stating “no happy hours”; i) work with staff regarding sound barrier mitigation; and j) there shall be a six month review by the Planning Commission, at which time the hours of operation can be reviewed. “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING MINOR CONDITIONAL USE PERMIT 2004-010 PERMITTING THE SALES, SERVICE AND CONSUMPTION OF ALCOHOL AT A RESTAURANT, AND ADMINISTRATIVE PERMIT 2005-021 PERMITTING TO OUTDOOR DINING AREAS, FOR THE PROPERTY LOCATED AT 8240 SUNSET BOULEVARD (SUNSET RESTAURANT, LP), WEST HOLLYWOOD, CALIFORNIA”; and 2) close Public Hearing Item 9.A. **Motion by Commissioner D’Amico, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:****

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

THE COMMISSION TOOK A FIFTEEN (15) MINUTE RECESS AT 8:20 PM AND RECONVENED AT 8:35 P.M.

**B. 709-711 Westbourne Drive
Demolition Permit 2004-030, Development Permit 2004-041,
Modification Permit 2005-008, Tentative Tract Map 2004-020.**

Jennifer Noel, Contract Planner, presented the staff report. She stated the requested permits are to allow for the demolition of an existing duplex and the construction of a 5,202 square foot, two-unit condominium building.

The project will include four covered parking spaces in a tandem configuration. The project includes modifications for the front yard setback, the driveway width and the percentage of habitable space on the front façade width. The height of the project is a maximum of 25'0" with a three-foot parapet wall.

She detailed the modifications including the: 1) front yard setback; 2) driveway width; 3) percentage of façade occupied by habitable space; and 4) width of façade required for front facing garage.

She stated the proposed two-unit condominium building is designed to meet the intent and requirements of the City's Zoning Ordinance and staff recommends approval of the four modifications associated with this project, as well as the Demolition Permit, Development Permit and the Tentative Tract Map.

THE COMMISSION TOOK A THREE (3) MINUTE RECESS AT 8:52 PM TO VIEW THE DISPLAY BOARDS OF THE PROJECT AND RECONVENED AT 8:55 P.M.

Chair Altschul opened public testimony for Item 9.B.:

BRUNO BONDANELLI, LOS ANGELES, architect, presented the applicant's report. He spoke on and detailed the lighting plan, the streetscape, materials for the project, unit size and interior specifications.

MONTE STETLIN, BEVERLY HILLS, applicant, presented the applicant's report. He detailed the design of the project and indicated this is one of the first buildings in this area to be built with environmentally green materials.

Commissioner DeLuccio questioned the requested modifications.

JIM SMITH, WEST HOLLYWOOD, opposes staff's recommendation.

FRANK REIFSNYDER, WEST HOLLYWOOD, opposes staff's recommendation.

VICTOR OMELCZENKO, WEST HOLLYWOOD, has concerns regarding this item. He commented on the architectural styles of the neighborhood and affordable housing.

VINCENT MAZZUCHELLI, WEST HOLLYWOOD, has concerns regarding this item. He commented on the size of the project and the impact on the surrounding neighborhood.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the subterranean parking and questioned the size of the units.

MONTE STETLIN, BEVERLY HILLS, presented the applicant's rebuttal. He stated the fire hydrant is being moved at the applicant's expense and commented on the density of the streetscape and massing of the project.

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

Commissioner DeLuccio had concerns regarding the modifications.

Vice-Chair Thompson commented on the "green aspects" of the building.

Commissioner Bartolo questioned the maximum allowable square footage which can be built.

Chair Altschul commented on the architecture of the project.

Chair Altschul motioned to approve staff's recommendation. Seconded by Commissioner Hamaker.

Commissioner D'Amico notated the side yard landscaping needs some work and suggested the applicant work with the neighbors and city to mitigate any concerns.

ACTION: 1) Approve the request; 2) Adopt Resolution No. PC 05-594 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING DEMOLITION PERMIT 2004-030, DEVELOPMENT PERMIT 2004-041, AND MODIFICATION PERMIT 2005-008 FOR THE DEMOLITION OF AN EXISTING DUPLEX AND THE CONSTRUCTION OF A NEW 5,202 SQUARE FOOT TWO-UNIT CONDOMINIUM STRUCTURE, FOR THE PROPERTY LOCATED AT 709-711 WESTBOURNE DRIVE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 05-595 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2004-020 (PARCEL MAP NO. 62983), FOR THE PROPERTY LOCATED AT 709-711 WESTBOURNE DRIVE, WEST HOLLYWOOD, CALIFORNIA"; and 4) close Public Hearing Item 9.B. **Motion by Chair Altschul, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

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

**C. 9056 Sunset Boulevard.
Temporary Use Permit 2003-005.**

Rachel Heiligman, Assistant Planner, presented the staff report. She stated the applicant is requesting a new temporary use permit for the continued use of the existing temporary surface parking lot located at 9056 Sunset Boulevard to be used in part, as a temporary parking lot with a mix of self-parking and valet, and in part, as a vehicle storage area for vehicles from a neighboring car dealership (Hornburg Jaguar located at 9176 Sunset Boulevard).

AAA Parking Services is requesting that the City approve the commercial parking lot for the maximum amount of time feasible, and the vehicle storage for vehicles from Hornburg Jaguar for a period of nine months.

Staff recommends that the approval of this permit be broken up into two parts:

- 1) Approve the temporary commercial parking lot with a mix of self parking and valet operations for a period of two years time with the provision that an extension may be requested prior to the expiration date to extend this approval for an additional year. The hours of operation shall be limited from 7:00 A.M. to midnight on Sunday through Thursday and 7:00 A.M. to 2:00 A.M. on Friday and Saturday;

- 2) Approve the vehicle storage area for vehicles from the neighboring Hornburg Jaguar dealership at 9176 Sunset Boulevard for a period of nine months. After the nine months period passes, these parking spaces will revert to commercial parking.

Commissioner D'Amico questioned a metal 42" fence around the parking lot boundry.

Chair Altschul opened public testimony for Item 9.C.:

MARK ISSARI, WEST HOLLYWOOD, applicant, presented the applicant's report. He gave a history of the past use of the parking lot and restated staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns with item. She commented on the closing times of the parking lot.

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

Commissioner DeLuccio motioned for approval of staff's recommendation. Seconded by Commissioner Hamaker.

Commissioner Bartolo questioned the times of access for the parking lot.

Commissioner Hamaker questioned the security of the parking lot.

ACTION: 1) Approve the request; 2) Adopt Resolution No. PC 05-596 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TEMPORARY USE PERMIT 2003-005, ON AN APPLICATION OF MARK ISSARI OF AAA PARKING SERVICES, TO PERMIT AN EXISTING TEMPORARY SURFACE PARKING LOT TO BE USED IN PART AS A TEMPORARY PARKING LOT WITH A MIX OF SELF-PARKING AND VALET, AND IN PART AS VEHICLE STORAGE AREA FOR VEHICLES FROM A NEIGHBORING CAR DEALERSHIP (HORNBURG JAGUAR), FOR THE PROPERTY LOCATED AT 9056 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 9.C. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

Chair Altschul recused himself from the dais at this time.

**D. 8801 Sunset Boulevard.
Creative Sign Permit 2003-003.**

Christi Hugin, Assistant City Attorney, stated for the record, the Planning Commission will consider whether to revoke or modify Creative Sign Permit (CSP) 2003-003, relating to an illuminated sign at Tower Records.

C.J. Amstrup, Acting Planning Manager, presented the staff report. He gave a detailed history and background of the video signage on the property. He stated the sign is approximately 922 square feet and is set at approximately a 34° angle.

The sign the Planning Commission approved, and the one that staff purported to approve, was a traditional LED sign that shows still moving images. The Zoning Ordinance includes a section separate from the creative sign approval process, for approval of a video display sign. MTS did not apply for, was not granted, and under the law could not be granted, a permit for a video display sign.

He stated the sign MTS actually built in the location approved for a traditional LED sign, is a large video display that shows streaming content such as music videos and concert footage.

A video presentation of the video signage was presented.

Commissioner D'Amico commented on the design and stated the original design was part of a whole; not an individual design element.

Commissioner DeLuccio disclosed for the record he drove by the site.

Commissioner Guardarra disclosed for the record he drove by the site and received a phone call from Steven Afriat, consultant for person(s) objecting to the sign.

Commissioner Bartolo received a phone call from Steven Afriat, consultant for person(s) objecting to the sign.

Commissioner D'Amico disclosed for the record he took measurements of the ramp in regards to the American with Disabilities Act (ADA) requirements.

Commissioner Hamaker received a phone call from Steven Afriat, consultant for person(s) objecting to the sign and spoke to Jim Arnone.

Vice-Chair Thompson opened public testimony for Item 9.D.:

RICHARD SIMON, PLAYA DEL REY, counsel to MTS, presented the applicants rebuttal. He spoke regarding misleading information and omissions and urged the commission to look very carefully at the facts in this matter. He stated Tower Records has spent in excess of \$700,000.00 to erect and operate this video signage.

He detailed the history of this project, stated his objections with staff's recommendation and declared the sign will not be shut off.

Commissioner DeLuccio questioned if any attempt has been made to work with staff regarding the brightness of the sign and the content.

VICTORIA JOYCE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

CATHERINE HAHN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEFFREY HABER, LOS ANGELES, spoke in support of staff's recommendation.

DARREN OSTI, SANTA BARBARA, spoke in support of staff's recommendation.

HAROLD ANDERSON, HOLLYWOOD, spoke in support of staff's recommendation.

ANTHONY ROGLIANO, LOS ANGELES, spoke in support of staff's recommendation.

LAUREN MUGGLEBEE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

BRANDON TUROK, LOS ANGELES, spoke in support of staff's recommendation.

ANDREW BARETT-WEISS, STUDIO CITY, spoke in support of staff's recommendation.

WILL COKER, SAN FERNANDO, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of staff's recommendation.

BRIAN KENNEDY, LOS ANGELES, spoke in support of staff's recommendation.

NORMAN CHRAMOFF, WEST HOLLYWOOD, spoke in support of staff's recommendation.

Commissioner D'Amico questioned the operating hours of the sign.

RICHARD SIMON, PLAYA DEL REY, counsel to MTS, presented the applicants rebuttal. He spoke on the content, the brightness and reiterated the video signage went up pursuant to the permits of the City of West Hollywood.

Stephen Lewis, Staff Attorney, presented the staff report rebuttal. He stated the facts of the case and rebutted the applicant's issues.

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

Commissioner DeLuccio motioned to revoke Creative Sign Permit 2003-003. Seconded by Commissioner Bartolo.

Commissioner Hamaker stated her disapproval for the way Tower Records has presented their case.

Commissioner D'Amico commented on the American with Disabilities Act and urged the City to act on the violations at Tower Records.

Commissioner Guardarrama stated there are more than sufficient facts brought forward to revoke the permit.

Vice-Chair Thompson commented on the original meeting and recollected that it is bigger and brighter than originally approved.

Chrsti Hogin, Assistant City Attorney, reiterated for the record the motion on the floor: "based on the evidence of the whole record to adopt Resolution No. PC 05-593".

ACTION: 1) Revoke Creative Sign Permit 2003-003; 2) Adopt Resolution No. PC 05-593 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD REVOKING CREATIVE SIGN PERMIT (CSP) 2003-003, FOR THE PROPERTY LOCATED AT 8801 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 9.D. **Motion by Commissioner DeLuccio, seconded by Commissioner Bartolo and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

RECUSED: Chair Altschul.

THE COMMISSION TOOK A FIFTEEN (5) MINUTE RECESS AT 10:35 PM AND RECONVENED AT 10:40 P.M.

Chair Altschul returned to the dais at this time.

**E. 1014 N. Larrabee Street.
Demolition Permit 2004-014, Development Permit 2004-013, Tentative
Tract Map 2004-008.**

David DeGrazia, Associate Planner, presented the staff report. He stated the applicant is requesting to demolish four dwelling units and construct a four-story, six-unit condominium building. He detailed the architectural details, site area and conditions, parking, neighborhood meetings and the findings from the Historic Preservation Commission review.

Staff recommends approval of the project.

Commissioner D'Amico presented the Design Review Subcommittee report. He commented on the design of the building and the integration into the neighborhood. He indicated there would be no adverse effects from shade and/or shadow, since the property is located north of the English Tudor Village property.

Vice-Chair Thompson disclosed for the record he has had sporadic conversations with a neighbor from the English Tudor Village property, and the outline of those conversations are no more or less than what has been presented in the staff report.

Commissioner Hamaker disclosed for the record she made a site visit and spoke to one of the residents of the English Tudor Village property.

**THE COMMISSION TOOK A THREE (3) MINUTE RECESS AT 10:50 PM TO VIEW
THE DISPLAY BOARDS AND RECONVENED AT 10:53 P.M.**

Chair Altschul opened public testimony for Item 9.E.:

SHAHAB GHODS, LOS ANGELES, applicant, presented the applicant's report. A detailed visual Power Point presentation of the project was given.

ROHAN GAVIN, WEST HOLLYWOOD, opposes staff's recommendation.

JUDY TURNER, PALM DESERT, has concerns regarding this item. Property owner at 1008-1012 ½ Larrabee Street commented on the current design, stating it is not conducive to the neighborhood.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the increased traffic and stated the architectural design is not conducive to the neighborhood.

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

NOEL SHEAFFER, WEST HOLLYWOOD, opposes staff's recommendation.

ALLEGRA ALLISON, WEST HOLLYWOOD, opposes staff's recommendation.

ERIN O'DONNELL, WEST HOLLYWOOD, opposes staff's recommendation.

BILL MOORE, WEST HOLLYWOOD, opposes staff's recommendation.

GEORGE CREDLE, WEST HOLLYWOOD, has concerns regarding this item. He commented on the current architectural design stating it is not conducive to the surrounding properties and neighborhood.

ROY OLDENKAMP, WEST HOLLYWOOD, has concerns regarding this item. He commented on the architectural design, additional traffic, noise and parking in the neighborhood.

TIMOTHY BAKER, WEST HOLLYWOOD, opposes staff's recommendation.

VICTOR OMEICZENKO, WEST HOLLYWOOD, has concerns regarding this item. He commented on the preserving historic properties in the City of West Hollywood

COURTNEY CHERRY, WEST HOLLYWOOD, has concerns regarding this item.

SHAHAB GHODS, LOS ANGELES, applicant, presented the applicant's rebuttal. He commented on the parking situation and the architectural design.

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

Commissioner Bartolo stated her discomfort with the proximity to a historic building.

Commissioner D'Amico asked the applicant to close and seal the openings to the parking garage below.

Commissioner DeLuccio commented on the proximity of the development next to a historic property.

Commissioner Hamaker commented on the parking and the architectural design of the project.

Commissioner Guardarrma stated the architectural design is not out of character for the neighborhood.

Commissioner Guardarrma motioned approval of staff's recommendation. Seconded by Commissioner Hamaker.

Chair Altschul commented on the massing of the building and amended the motion; **1) the applicant shall work with staff to come up with an additional five (5') foot setback, so that the English Tudor Village could be somewhat buffered from the negative impacts.**

Commissioner Guardarrma agreed to this amendment. He also added to the amendment: **1) some sort of screening (buffer) on the exterior to prevent vehicles from light and sound intrusion.**

David GeGrazia, Associate Planner, confirmed a twelve (12') foot side-setback to the south, which would be adjacent to the English Tudor Village.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 05-598 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING DEMOLITION PERMIT 2004-014 AND DEVELOPMENT PERMIT 2004-013 ON AN APPLICATION OF PLUS ARCHITECTS, TO PERMIT THE DEMOLITION OF FOUR DWELLING UNITS AND THE CONSTRUCTION OF A FOUR-STORY, 6-UNIT CONDOMINIUM BUILDING, FOR THE PROPERTY LOCATED AT 1014 N. LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 05-599 as presented A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2004-008 (MINOR LAND DIVISION 060454), FOR THE PROPERTY LCOATED AT 1014 N. LARRABEE STREET, WEST HOLLYWOOD, CALIFORNIA"; and 4) close Public Hearing Item 9.E. **Motion by Guardarrama, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

AYES: Commissioners D'Amico, Guardarrama, Hamaker, Chair Altschul.

NOES: Commissioners Bartolo, DeLuccio, Vice-Chair Thompson.

ABSENT: None.

F. City-Wide.

Zone Text Amendment 2005-003.

Consider amendment to the City of West Hollywood Zoning Ordinance regarding inclusionary housing requirements and minimum property maintenance standards pertaining to evidence of water leakage, elevator maintenance, and vegetation. The proposed inclusionary housing amendment would allow the minimum inclusionary housing requirement to be satisfied by provision of either a minimum number of units or by a minimum percentage of a project's gross floor area.

ACTION: Continue this item to a date uncertain. **Motion carried by consensus of the Commission.**

10. **NEW BUSINESS.** None.

11. **UNFINISHED BUSINESS.** None.

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

13. **ITEMS FROM STAFF.** None.

14. **PUBLIC COMMENT.**

RICHARD MAUERHAN, WEST HOLLYWOOD, commented on the Yahoo! billboard and the hours of operation.

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

16. **ADJOURNMENT:** The Planning Commission adjourned at 11:45 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, May 19, 2005 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 19TH DAY OF MAY, 2005.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR