



PLANNING COMMISSION MINUTES
Regular Meeting
November 3, 2005

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

1. CALL TO ORDER:

Chair Thompson called the meeting of the Planning Commission to order at 6:30 P.M.

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

3. ROLL CALL:

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

Commissioners Absent: None.

Staff Present: Rachel Heiligman, Associate Planner, Debby Linn, Senior Contract Planner, Francie Stefan, Senior Planner, 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 3, 2005 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

5. APPROVAL OF MINUTES.

A. October 20, 2005

ACTION: Approve the Planning Commission Minutes of Thursday, October 20, 2005 as presented. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and unanimously carried.**

6. PUBLIC COMMENT.

TOM DEMILLE, WEST HOLLYWOOD, commented on the West Hollywood Halloween festivities, the upcoming elections and the development located at 923, 927, and 933 Palm Avenue, West Hollywood, California.

7. ITEMS FROM COMMISSIONERS.

Commissioner Altschul corrected the statement regarding the implied direction given for the development at 923, 927, and 933 Palm Avenue, West Hollywood, California. He stated this was a suggestion, not a direction; regarding the return of monies to the renter(s).

Commissioner Hamaker commented on craftsman homes.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

A. 8730 Sunset Boulevard.

Conditional Use Permit (Tall Wall) 2005-001.

Continued from Thursday, September 1, 2005 and Thursday, October 20, 2005. Rachel Heiligman, Associate Planner, presented the staff report. She detailed the history of the project and stated the Conditional Use Permit is a request to allow the use of the east facing wall of the subject site as a Tall Wall sign.

Staff recommends denying Conditional Use Permit (Tall Wall) 2005-001 for the east facing wall of the building as a Tall Wall advertising sign because the proposed use is not compatible with the existing land uses in the vicinity of the subject property, and the establishment of a tall wall sign would constitute a menace to the public convenience, health, interest, safety, and general welfare of persons residing or working in the vicinity of the proposed tall wall.

Christi Hogin, Assistant City Attorney, reiterated the proceedings from the last meeting and stated for the record, the actions which can proceed at this meeting.

Chair Thompson disclosed for the record, due to his absence at the last Planning Commission meeting, he watched the entire videotape of the proceedings, received and perused a copy of the entire Planning Commission public packet, and stated he familiarized himself with this item.

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

LAYNE LAWSON, LOS ANGELES, representing Clear Channel Outdoor, opposes staff recommendation of denial. He questioned staff's recommendation and detailed the history of tall walls along Sunset Boulevard. He spoke on visibility, lighting concerns and clutter and chaos. He requested reversal of staff's recommendation.

LYNN DAVIS, LOS ANGELES, representing the property owner of 8730 Sunset Boulevard, West Hollywood, California. He opposes staff's recommendation of denial.

TOM DEMILLE, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

RICHARD MAUERHAN, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial. He stated for the record the Yahoo! Billboard is currently turned on at 4:00 A.M. (not 6:00 A.M.), as conditioned in the Conditions of Approval.

DAVID SYDE, CALABASAS, representing Regency Outdoor Advertising, spoke in support of staff's recommendation of denial.

Commissioner Altschul questioned Mr. Syde regarding the timing of the Yahoo! Billboard illumination.

David Syde, representing Regency Outdoor Advertising, stated the illumination time of 4:00 A.M. must be a timing error and the issue would be looked into.

JEAN ALLEN, WEST HOLLYWOOD, has concerns regarding this item. She commented on illumination.

SHANEL STASZ, WEST HOLLYWOOD, spoke in support of staff's recommendation of denial.

Chair Thompson disclosed for the record, (several months ago) he met with Layne Lawson, representative of Clear Channel Outdoor. However, between the meeting dates of Thursday, October 6, 2005 and Thursday, October 20, 2005, he chose not to meet and/or converse with anyone involved with this item.

Commissioner Altschul disclosed for the record, he met with Layne Lawson, representative of Clear Channel Outdoors.

Commissioner DeLuccio disclosed for the record, he met with Layne Lawson, representative of Clear Channel Outdoor.

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

Commissioner DeLuccio commented on and clarified his position on the decision(s) he made at the last meeting

Commissioner Hamaker commented on "chaos and clutter".

Commissioner Altschul motioned: 1) approve the application; and 2) there shall be no lighting.

Seconded by Commissioner Guardarrama.

Commissioner Bartolo questioned the applicant regarding the possibility of monetary benefits to the City of West Hollywood.

Chair Thompson commented on illumination and the previous findings of facts.

ACTION: 1) Approve the application; and 2) Adopt Resolution No. PC 05-612 as amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT (TALL WALL) 2005-001 TO PERMIT A TALL WALL SIGN ON THE EAST FACING WALL OF THE BUILDING LOCATED AT 8730 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA", and 3) close Public Hearing Item 9.A. **Motion by Commissioner Altschul, seconded by Commissioner Guardarrama and fails on a Roll Call Vote:**

AYES: Commissioners Altschul, Guardarrama.

NOES: Commissioners Bartolo, DeLuccio, Hamaker, Vice Chair D'Amico, Chair Thompson

ABSENT: None.

MOTION DOES NOT PASS.

ACTION: 1) Deny the application; and 2) Adopt Resolution No. PC 05-612 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD DENYING CONDITIONAL USE PERMIT (TALL WALL) 2005-001 TO PERMIT A TALL WALL SIGN ON THE EAST FACING WALL OF THE BUILDING LOCATED AT 8730 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA", and 3) close Public Hearing Item 9.A. **Motion by Commissioner Hamaker, seconded by Vice-Chair D'Amico and passes on a Roll Call Vote:**

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

NOES: Commissioners Guardarrama.

ABSENT: None.

Christi Hogin, Assistant City Attorney, stated for the record the appeal process period.

Commissioner Altschul would like to see an update regarding the Yahoo! Billboard, regarding the [implied] non-compliance of the Conditional Use Permit. If there has been non-compliance with the Conditional Use Permit, he would like staff to consider whether there should be a recommendation for revocation, modification or suspension of the Yahoo! Billboard Conditional Use Permit.

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:20 P.M. AND RECONVENED AT 7:30 P.M.

B. 1014 N. Larrabee Street.

Variance 2005-005.

Debby Linn, Senior Contract Planner, presented the staff report. She detailed the history and background of the property and project. She stated the request is to reduce the street side yard setback for a six-unit condominium building.

Staff recommends approval of reducing the street side yard setback from five (5') feet to two (2') feet.

Commissioner Altschul questioned the setback perimeters.

Discussion and clarification was given regarding the setback.

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

SHAHAB GHODS, LOS ANGELES, representing the owner, presented the applicant's report. He detailed and reaffirmed the setback perimeters.

NICK SHAFFER, WEST HOLLYWOOD, has concerns regarding this item. He commented on parking and increased vehicular traffic on the surrounding neighborhood and construction noise.

SHAHAB GHODS, LOS ANGELES, representing the owner, presented the applicant's rebuttal. He commented on parking.

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

Commissioner DeLuccio motioned: 1) approve staff's recommendation.

Seconded by Commissioner Hamaker.

Commissioner Altschul commented on the findings of the setback and questioned the parking situation.

Discussion was held regarding street signage, parking, landscaping and facts of findings.

ACTION: 1) Approve the application; 2) Adopt Resolution No. PC 05-632 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING VARIANCE 2005-005 TO PERMIT A REDUCTION IN THE REQUIRED STREET SIDE YARD SETBACK FOR A SIX-UNIT CONDOMINIUM BUILDING, FOR THE PROPERTY LOCATED AT 1014 N. LARRABEE STREET WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 9.B. **Motion by Commissioner DeLuccio, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

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

NOES: Commissioner Altschul.

ABSENT: None.

C. Zone Text Amendment.

Alternative Fuel Vehicles.

Rachel Heiligman, Associate Planner, presented the staff report. She stated this request is to consider an amendment of the City of West Hollywood Zoning Ordinance to replace requirements for electric vehicle charging stations with a requirement for preferential parking spaces for alternative fuel vehicles.

Staff recommends approval of the requested changes of the Zoning Ordinance to the City Council.

Commissioner Altschul questioned California State Law and how this is incorporated into the West Hollywood Zoning Ordinance.

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

MINDY BRADISH, BURBANK, Executive Director of the West Hollywood Chamber of Commerce, has concerns regarding this item. She requested a continuation of this item until they can receive further input from the business community.

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

ACTION: 1) Continue to Thursday, November 17, 2005. **Motion by Commissioner DeLuccio, seconded by Commissioner Altschul and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

10. NEW BUSINESS.

A. Green Building Subcommittee Appointments.

Francie Stefan, Senior Planner, stated this subcommittee is to encourage environmentally sustainable development in West Hollywood and to assist in development standards and thresholds for green buildings.

She confirmed the City Council requested staff to research green building regulations in other local municipalities, as well as potential costs to a green building program in the City of West Hollywood to the public and private sectors.

She explained this subcommittee's work would help to define appropriate thresholds for green building requirements, the scope and content of such requirements, and a community outreach plan.

Commissioners who have an interest in the principles and concepts of green building, and who are available to meet up to three times in the upcoming months would be ideal subcommittee members. Subcommittee members would be involved in formulating and review proposed regulations and outreach materials.

ACTION: 1) Appoint the following members to the Green Building Subcommittee: a) Kate Bartolo; b) Barbara Hamaker; and c) Eric Thompson. **Motion carried by consensus of the Commission.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

A. Emergency Preparedness

John Keho, Planning Manager, reminded everyone of the urgency to be prepared in the event of a disaster.

14. PUBLIC COMMENT. None.

15. ITEMS FROM COMMISSIONERS.

Commissioner Hamaker commented on alternative fuel vehicles.

16. ADJOURNMENT: The Planning Commission adjourned at 8:02 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, November 17, 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 17TH DAY
OF NOVEMBER, 2005.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR