



PLANNING COMMISSION MINUTES
Regular Meeting
October 6, 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 6:35 P.M.

2. PLEDGE OF ALLEGIANCE: Jim Kazakos 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: Tess Nguyen, Senior Contract Planner, Debby Linn, Senior Contract Planner, Rachel Heiligman, Assistant Planner, John Keho, Planning Manager and David Gillig, Commission Secretary.

**Commissioner DeLuccio arrived after official Roll Call at 6:45 P.M.*

4. APPROVAL OF AGENDA:

ACTION: Approve the Planning Commission Agenda of Thursday, October 6, 2005 as presented. **Motion by Commissioner Altschul, seconded by Commissioner Hamaker and unanimously carried.**

5. APPROVAL OF MINUTES.

A. September 15, 2005

ACTION: Approve the Planning Commission Minutes of Thursday, September 15, 2005 as presented. **Motion by Commissioner Hamaker, seconded by Vice-Chair D'Amico and unanimously carried.**

6. PUBLIC COMMENT. None.

7. ITEMS FROM COMMISSIONERS. None.

8. CONSENT CALENDAR. None.

9. PUBLIC HEARINGS.

**A. 920 N. Fairfax Avenue.
Development Permit 2003-032, Modification Permit 2003-011,
Tentative Tract Map 2005-011:**

Request for a mixed-use building with five condominium units and ground floor retail space; with a modification for a reduction of common open space.

ACTION: 1) Continue this item to Thursday, October 20, 2005. **Motion carried by consensus of the Commission.**

**B. 8950 Sunset Boulevard.
Extension Request 2005-003, Sunset Specific Plan Amendment 2005-002, Development Permit 2005-032, Conditional Use Permit 2005-013, Conditional Use Permit 2005-014, Minor Conditional Use Permit 2005-016, Minor Conditional Use Permit 2005-017, Negative Declaration.**

Tess Nguyen, Senior Contract Planner, presented the staff report. She detailed the history of the property, stating the Hotel Astra was approved for a 189-room hotel with three restaurants and four dwelling units. The current entitlement for Hotel Astra is valid until October 18, 2005. The applicant is requesting approval of the following items:

- an Extension Request to extend the approvals previously granted for the construction of a 189-room hotel (Hotel Astra);
- a Specific Plan Amendment to increase the allowable heights on the site from 77 feet to 84 feet including a requirement that any increase in height be approved through the conditional use permit process;
- a Development Permit for construction of a 196-room hotel with two restaurants and four dwelling units, including approving a maximum Floor to Area density of 3.45 on the site based the Target Site density, Landmark Design Bonus and Residential Bonus;
- an Alternative Plan to redistribute the allowable heights across the site;
- two Conditional Use Permits, one to authorize the additional height and another for use of the site as a hotel;
- two Minor Conditional Use Permits for the on-site sale of alcoholic beverages in the restaurants, hotel areas and in the individual hotel rooms (room service and mini-bars).

She stated corrections to the staff report:

- Hotel Astra parking spaces were listed at 287; this should be 364;

- James Hotel parking spaces were listed at 364; this should be 371;
- Condition approval 6.21: should refer to the bollards on Hammond Avenue; and
- Condition approval 16.3 and 16.17: are duplicates; one shall be removed from the conditions.

Staff supports the Sunset Specific Plan Amendment and is recommending approval of this project.

Vice-Chair D'Amico presented the Design Review Subcommittee report. He spoke in support of the architecture and project.

Commissioner Altschul spoke on the sensational design of the project and the positive impact it will have on Sunset Boulevard and the surrounding area.

Commissioner Bartolo disclosed for the record, she met with Steven Afriat, of the Afriat Consulting Group, and the two principles associated with the James Hotel.

Commissioner Atlschul disclosed for the record, he met with Steven Afriat, of the Afriat Consulting Group, and the two principles associated with the James Hotel.

Chair Thompson disclosed for the record, he met with Steven Afriat, of the Afriat Consulting Group, and the two principles associated with the James Hotel.

Vice-Chair D'Amico disclosed for the record, he met with Steven Afriat, of the Afriat Consulting Group, and the two principles associated with the James Hotel.

Commissioner Hamaker disclosed for the record, she met with Steven Afriat, of the Afriat Consulting Group, and the two principles associated with the James Hotel.

Commissioner Guardarrama disclosed for the record, he met with Steven Afriat, of the Afriat Consulting Group, and the two principles associated with the James Hotel.

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

STEVEN AFRIAT, SHERMAN OAKS, representing the applicant, presented the applicant's report. He thanked staff for their hard work on this project. He detailed the history of the project and spoke on impacts, FAR, public spaces (restaurant and banquet), heights, design, view corridors and outdoor dining.

IGOR KRNAJSKI, NEW YORK, partner of James Hotel, presented the overall team of the development project.

BRAD WILSON, NEW YORK, partner of James Hotel and Chief Operating Officer, presented the applicant's report. He detailed the history of the company and spoke on the current restaurants and hotels currently in operation.

TIMOTHY DUMBLETON, NEW YORK, architect, presented the applicant's report. He detailed a PowerPoint presentation, and spoke regarding view corridors and public spaces.

**Commissioner DeLuccio arrived at 6:45 P.M. and was noted as present for the remainder of the meeting.*

JIM KAZAKOS, WEST HOLLYWOOD, spoke in support of staff's recommendation.

MINDY BRADISH, BURBANK, Executive Director of the West Hollywood Chamber of Commerce, spoke in support of staff's recommendation.

JOHN POHLE, WEST HOLLYWOOD, spoke in support of staff's recommendation.

HARRIET SEGAL, WEST HOLLYWOOD, has concerns regarding this item. She commented on construction site activities, street signage, outdoor dining and Commission review times.

STEVEN ROUSSEY, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on the height, dining and alcohol, occupancy and architectural style.

STEVEN AFRIAT, SHERMAN OAKS, representing the applicant, presented the applicant's rebuttal. He spoke on landscaping, neighbor support and the future restaurants of the project.

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

Chair Thompson requested a Roll Call vote on the Extension Request:

ACTION: 1) Adopt Resolution No. PC 05-625 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING EXTENSION REQUEST 2005-003, EXTENDING THE APPROVAL OF DEVELOPMENT PERMIT 99-06 INCLUDING AN ALTERNATIVE PLAN FOR THE DISTRIBUTION OF HEIGHTS IN AREA 7-C, CONDITIONAL USE PERMITS 99-03 AND 99-15, MINOR CONDITIONAL USE PERMITS 99-07, 99-08, AND 99-09, PARKING REDUCTION 99-03, AND VARIANCE 99-14, UNTIL OCTOBER 18, 2007 AT A REQUEST OF JAMES HOTELS, LOCATED AT 8950 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA". **Motion by Commissioner Altschul, seconded by Commissioner Hamaker and passes on a Roll Call Vote:**

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

NOES: None.

ABSENT: None.

Chair Thompson requested a Roll Call vote on the Sunset Specific Plan Amendment:

ACTION: 1) Adopt Resolution No. 05-626 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF SUNSET SPECIFIC PLAN AMENDMENT 2005-002 PERMITTING AN INCREASE IN HEIGHT FOR SITE 7-C UPON APPROVAL OF A CONDITIONAL USE PERMIT". **Motion by Commissioner Altschul, seconded by Commissioner Hamaker and unanimously carried.**

Commissioner Altschul motioned: 1) to adopt the entitlements as recommended by staff, including the Negative Declaration.

Seconded by Commissioner DeLuccio.

Commissioner Guardarrama stated his support for this project.

Commissioner Hamaker questioned staff on bollards, traffic flow, and traffic mitigation with the potential of multiple construction projects taking place at the same time. She also questioned the noticing process to neighbors regarding construction activities.

Commissioner DeLuccio stated his support for this project.

Commissioner Bartolo stated her support for this project.

Commissioner Hamaker added a condition to the motion: 1) neighbors shall be notified of construction planning and scheduling within 500'.

Commissioner Altschul agreed to this amendment.

ACTION: 1) Approve the application as presented 2) Adopt Resolution No. PC 05-627 amended "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, CONDITIONALLY APPROVING DEVELOPMENT PERMIT 2005-032, INCLUDING AN ALTERNATIVE PLAN FOR THE DISTRIBUTION OF HEIGHTS IN AREA 7-C, CONDITIONAL USE PERMIT 2005-013 AND CONDITIONAL USE PERMIT 21005-04, MINOR CONDITIONAL USE PERMIT 2005-016 AND MINOR CONDITIONAL USE PERMIT 2005-17, AND ADOPT A NEGATIVE DECLARATION ON AN APPLICATION BY JAMES HOTELS, LOCATED AT 8950 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 9.B.
Motion by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:

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

NOES: None.

ABSENT: None.

***Commissioner Bartolo left the dais and meeting at this time (7:15 P.M.)*

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 7:15 P.M. AND RECONVENED AT 7:25 P.M.

**C. 8246 Santa Monica Boulevard.
Conditional Use Permit 2005-008.**

Debby Linn, Senior Contract Planner, presented the staff report. She detailed the history of the property and stated the request is to allow a new pawn shop within an existing retail space.

Staff recommends approval.

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

ELIE CHARISKY, WOODLAND HILLS, presented the applicant's report. He described the current operations of the business and explained the undertaking and venture of a pawn shop.

Commissioner Hamaker questioned the [possibility] of receiving unknown stolen property.

Commissioner DeLuccio questioned the signage.

ANN SEMONCO, WEST HOLLYWOOD, spoke in support of staff's recommendation.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on firearms and the West Hollywood Sheriff's Department regarding stolen property.

ELIE CHARISKY, WOODLAND HILLS, presented the applicant's rebuttal. He spoke on signage.

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

Commissioner Altschul motioned to: 1) approve staff's recommendation.

Seconded by Commissioner DeLuccio.

Commissioner Guardarrama questioned the business licensing of a pawn shop. He also questioned if the Business License Code prohibits the sale of firearms.

Commissioner DeLuccio questioned and stated his concerns regarding signage.

Commissioner Hamaker stated her concerns for [unknown] stolen property passing through pawn shops. She stated she cannot support this item until the Sheriff's Department has some type of monitoring in place for pawn shops regarding stolen property.

ACTION: 1) Approve the application as presented; 2) Adopt Resolution No. PC 05-628 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CONDITIONAL USE PERMIT 2005-008 TO PERMIT A PAWN SHOP WITHIN AN EXISTING RETAIL SPACE LOCATED AT 8246 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 9.C. **Motion by Commissioner Altschul, seconded by Commissioner DeLuccio and passes on a Roll Call Vote:**

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

NOES: Hamaker.

ABSENT: Bartolo.

D. 1136-1140 N. Formosa Avenue.

Demolition Permit 2005-003, Development Permit 2005-007, Tentative Tract Map 2005-002, Variance 2005-001, General Plan Consistency.

Rachel Heiligman, Assistant Planner, presented the staff report. She stated the proposal is a request to demolish two dwelling units and construct a four-story, eleven-unit condominium building over a subterranean garage, including a 4,610 square-foot public park.

She detailed the site and area conditions, neighborhood meeting, Planning Commission Design Review Subcommittee, public comment, public park proposal, and the requested variances and waivers from the off-street parking and loading standards.

She stated overall, this proposal is well suited for this site and the surrounding neighborhood. Staff recommends approval.

Vice-Chair D'Amico presented the Design Review Subcommittee report. He stated his reservations regarding the architecture and how it relates to the neighborhood.

Commissioner Hamaker recused herself from the dais at this time.

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

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

LORCAN O'HERLIHY, CULVER CITY, presented the applicant's report. He detailed the history of the property and project. He spoke in detail about the architectural scheme, color palette, interior units, space, façade, windows, railings, materials and workmanship, and the park site.

JEANNE DOBRIN, WEST HOLLYWOOD, has concerns regarding this item. She commented on private open space, roof top amenities and maintenance, and shade of color.

LORCAN O'HERLIHY, CULVER CITY, presented the applicant's rebuttal. He spoke on the color palette.

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

Commissioner DeLuccio motioned to: 1) approve of all three Resolutions.

Seconded by Commissioner Altschul.

Chair Thompson commented on the color scheme and overall design.

Commissioner Altschul stated his approval of this project.

Commissioner Guardarrama questioned staff on the color scheme and design, and reiterated that the findings for the variance should include a public park.

ACTION: 1) Approve the application as presented; 2) Adopt Resolution No. PC 05-617 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING DEMOLITION PERMIT 2005-003, DEVELOPMENT PERMIT 2005-007 AND VARIANCE 2005-001 TO PERMIT THE DEMOLITION OF TWO DWELLING UNITS AND THE CONSTRUCTION OF A FOUR-STORY, ELEVEN-UNIT CONDOMINIUM BUILDING OVER A SUBTERRANEAN GARAGE, INCLUDING A 4,610 SQUARE-FOOT PUBLIC PARK LOCATED AT 1136-1140 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 3) Adopt Resolution No. PC 05-621 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING TENTATIVE TRACT MAP 2005-002 (MINOR LAND DIVISION 62614), FOR THE PROPERTY LOCATED AT 1136-1140 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA"; 4) Adopt Resolution No. PC 05-622 as presented "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD DETERMINING THAT A CITY CONSTRUCTED AND OPERATED PUBLIC PARK IS CONSISTENT WITH THE GENERAL PLAN, FOR THE PROPERTY LOCATED AT 1136-1140 N. FORMOSA AVENUE, WEST HOLLYWOOD, CALIFORNIA"; and 3) close Public Hearing Item 9.D.

Motion by Commissioner DeLuccio, seconded by Commissioner Altschul and passes on a Roll Call Vote:

AYES: Commissioners Altschul, DeLuccio, Guardarrama, Chair Thompson.

NOES: Vice-Chair D'Amico.

ABSENT: Bartolo.

RECUSED: Hamaker.

Commissioner Hamaker returned to the dais at this time.

10. NEW BUSINESS.

A. Sunset Specific Plan Interpretation.

Request an interpretation of the Sunset Specific Plan regarding the application of development bonuses for individual lots within a "target site" or a "consolidated development site".

ACTION: 1) Continue this item to Thursday, October 20, 2005. **Motion carried by consensus of the Commission.**

11. UNFINISHED BUSINESS. None.

12. EXCLUDED CONSENT CALENDAR. None.

13. ITEMS FROM STAFF.

John Keho, Planning Manager, stated the 2nd Annual Congress for Commissions and Boards will be held on Saturday, October 22, 2005. Please R.S.V.P. to the City Clerk's Office.

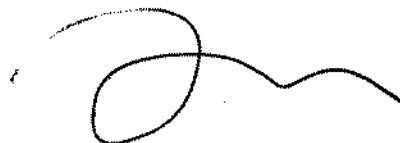
14. PUBLIC COMMENT.

JEANNE DOBRIN, WEST HOLLYWOOD, commented on the color scheme of the Pacific Design Center.

15. ITEMS FROM COMMISSIONERS. None.

16. ADJOURNMENT: The Planning Commission adjourned at 8:23 P.M. to a regularly scheduled meeting of the Planning Commission, which will be on Thursday, October 20, 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 20TH DAY OF OCTOBER, 2005.



CHAIRPERSON

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR